

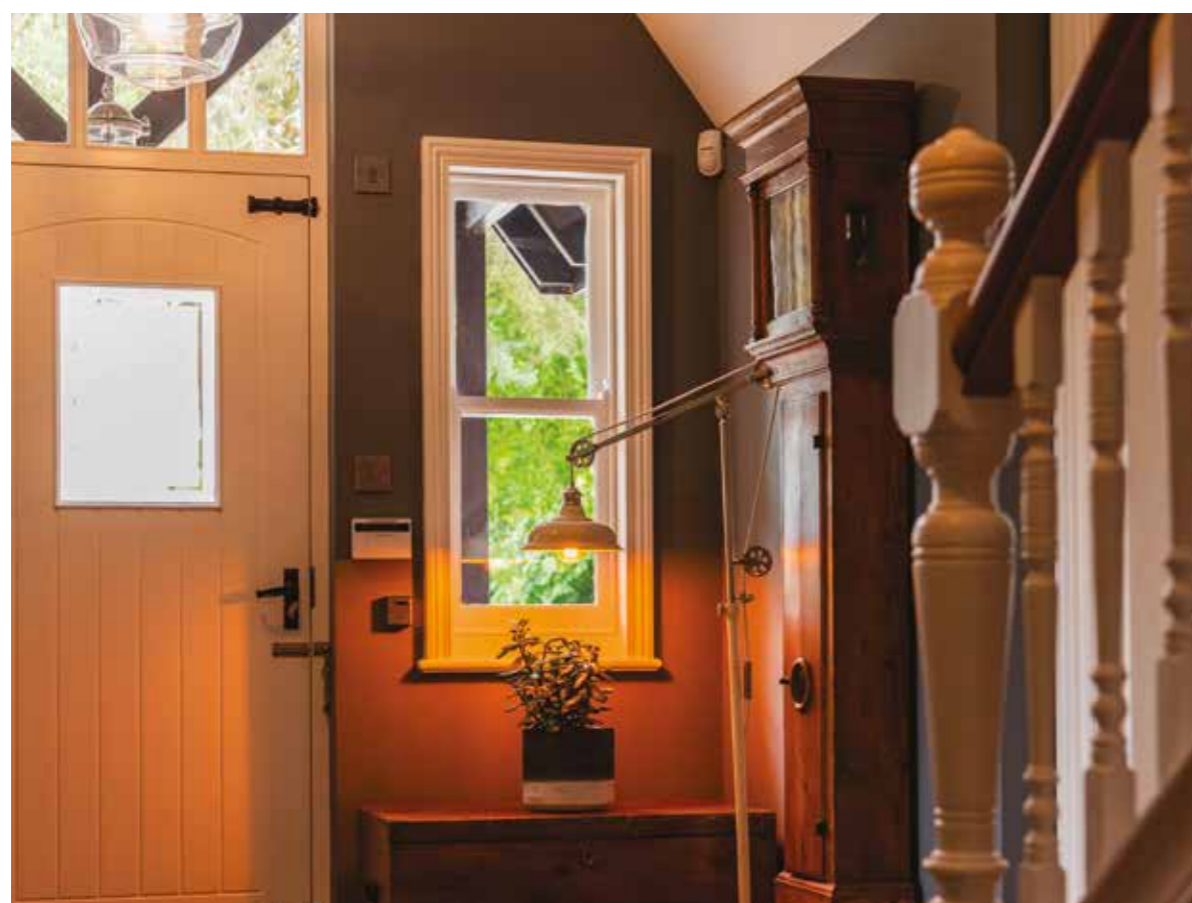
Park Farm House

GULLICOTE LANE, HANWELL OX17 1GY

bespoke
BY BRECKON



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Park Farm House is an exemplary Victorian former farmhouse set within grounds of almost 3.5 acres.

The main house has six generous double bedrooms, all ensuite. There is an adjoining annexe with a further three double bedrooms, again all ensuite and as well as a large garage with a separate apartment over it. There are multiple garages across the site.

Just some of the improvements include replacing the wooden sash windows, the restoration of a 35ft deep former water well in the dining room and installing reclaimed Victorian radiators throughout.

The main house is over three floors and all principal rooms enjoy stunning views of the grounds and fields beyond, really making the most of this exceptional setting.





PARK FARM HOUSE - ENTRANCE HALL / BOOT ROOM



Ground Floor

LAYOUT & DIMENSIONS

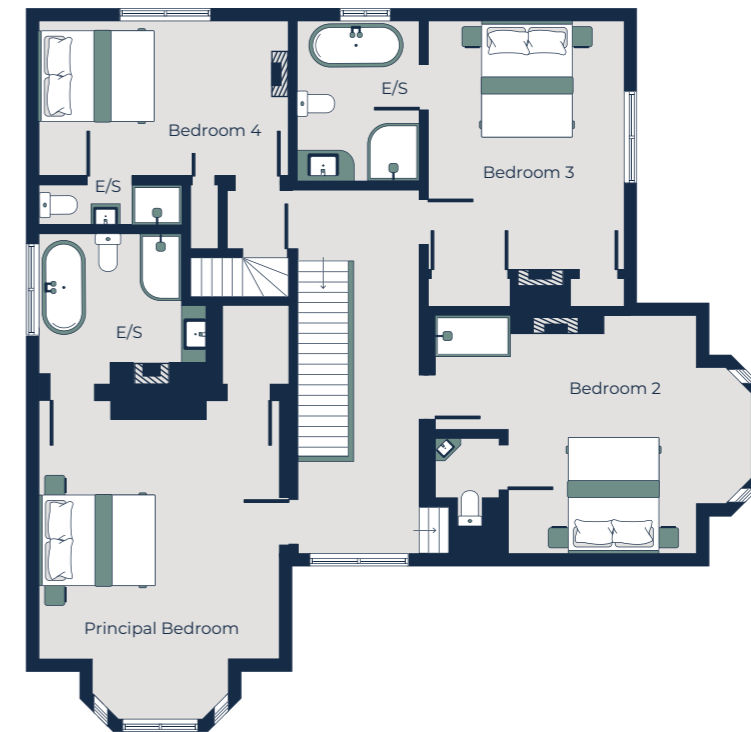


DIMENSIONS

Living Room	5.58m x 4.27m	18'4" x 14'0"
Drawing Room	5.55m x 4.15m	18'3" x 13'11"
Kitchen	5.84m x 4.13m	19'2" x 13'6"
Family Room	6.09m x 4.84m	20'0" x 15'11"
Dining Room	4.50m x 4.14m	14'9" x 13'7"
Boot Room	4.38m x 4.06m	14'4" x 13'4"

First Floor

LAYOUT & DIMENSIONS



DIMENSIONS

Principal Bedroom	5.57m x 4.16m	18'3" x 13'8"
Bedroom 2	5.47m x 4.21m	17'11" x 13'10"
Bedroom 3	4.34m x 3.37m	14'3" x 11'1"
Bedroom 4	4.31m x 2.76m	14'2" x 9'1"

Second Floor

LAYOUT & DIMENSIONS

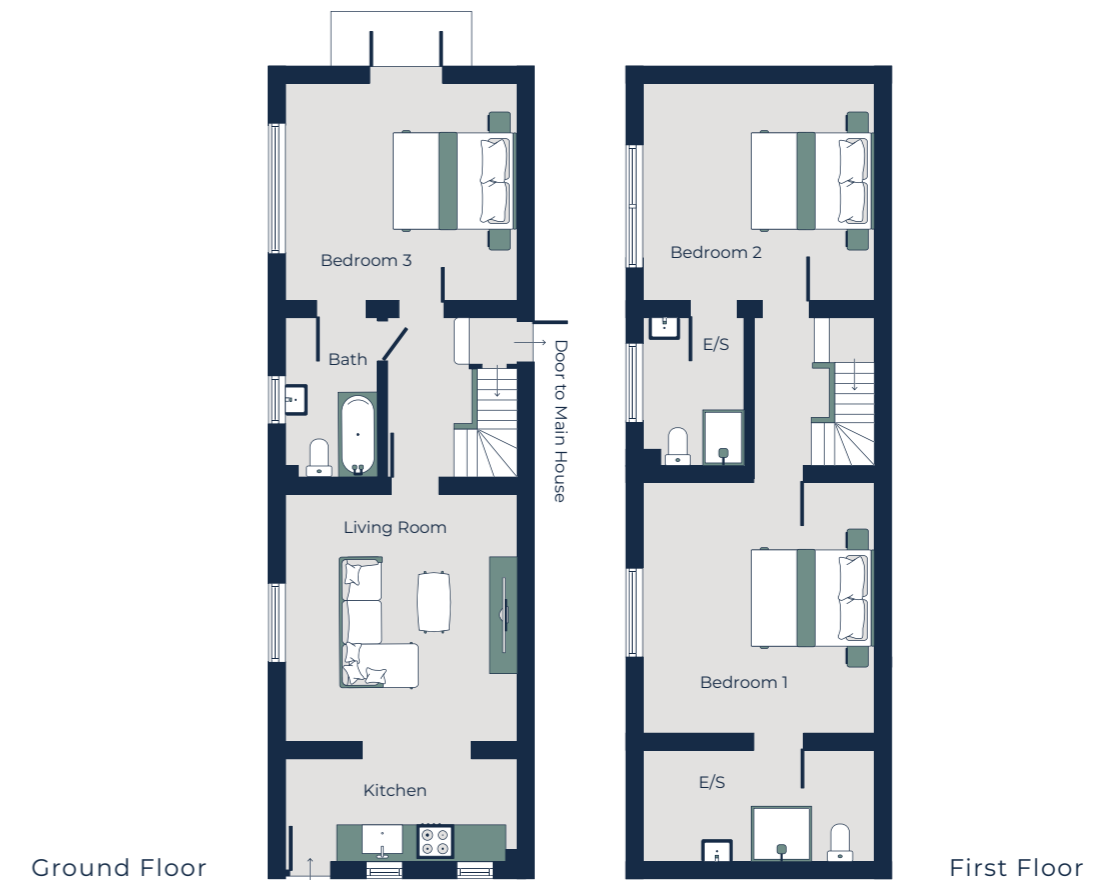


DIMENSIONS

Bedroom 5	7.66m x 2.67m	25'2" x 8'9"
Bedroom 6	5.23m x 3.60m	17'2" x 11'10"
Office	5.74m x 2.42m	18'10" x 7'11"
TOTAL	373 sq. m.	4011 sq. ft.

Annexe

LAYOUT & DIMENSIONS



DIMENSIONS (GROUND FLOOR)

Living Room	4.40m x 4.10m	14'5" x 13'5"
Kitchen	4.10m x 1.80m	13'5" x 5'11"
Bedroom 3	4.10m x 3.90m	13'5" x 12'10"

DIMENSIONS (FIRST FLOOR)

Bedroom 1	4.10m x 3.90m	13'5" x 12'10"
Bedroom 2	4.40m x 4.10m	14'5" x 13'5"
TOTAL	113 sq. m.	1222 sq. ft.



PARK FARM HOUSE - DINING ROOM







PARK FARM HOUSE - PATIO THROUGH TO KITCHEN / BREAKFAST ROOM

BEDROOM TWO



PRINCIPAL BEDROOM ENSUITE



BEDROOM THREE



PRINCIPAL BEDROOM



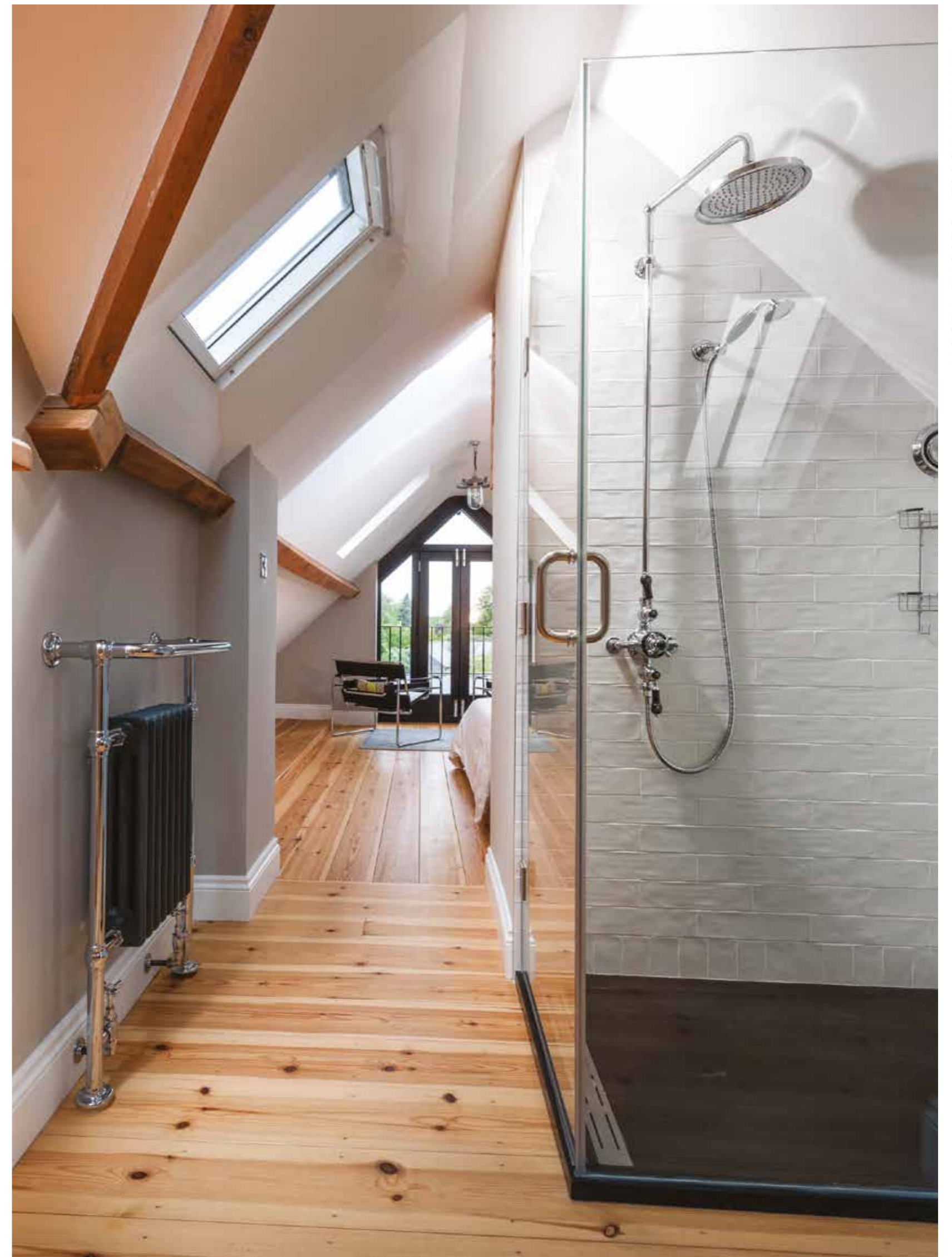


The recently extended dual aspect kitchen, breakfast and family room is incredible with wood-burning stove, six door AGA and island unit. There are two further generously proportioned reception rooms, both equally charming. The recent addition of a vaulted boot room with downstairs shower room and separate laundry room completes the ground floor.

There are four bedrooms on the first floor, all benefitting with ensembles bathrooms. The principle suite has been imaginatively designed to include a cooper roll top bath and woodburning stove in the ensuite.

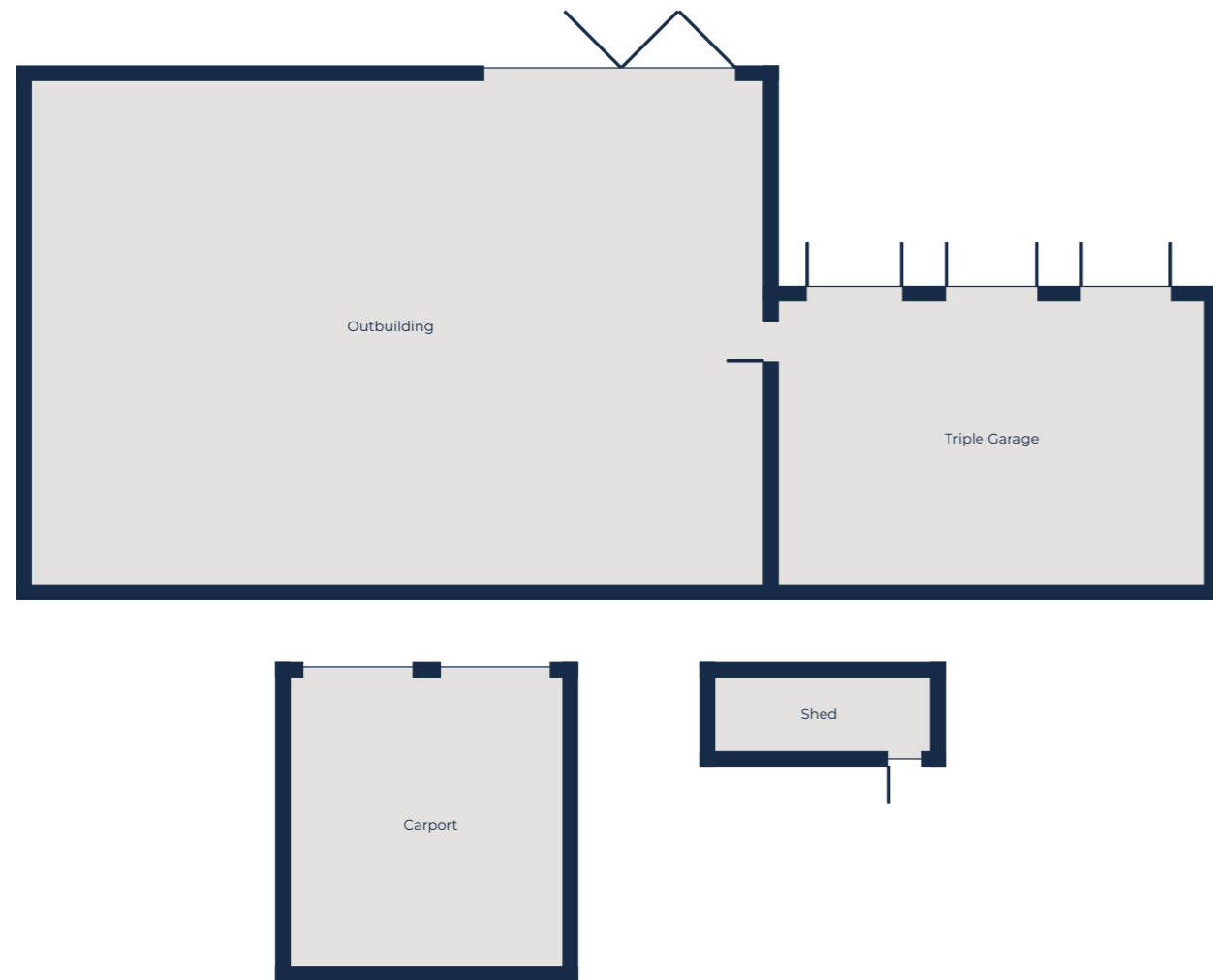
The second floor is the most recent addition to Park Farm House and includes two bedrooms, both with their own bathrooms and a very useful study space with stunning gable window with wonderful views over the grounds.

Throughout the renovation process the owners have painstakingly sourced Victorian fixtures and fittings to ensure the house retains its original charm and elegance. The restoration process has taken over 15 years and it's clear to see it's been a real labour of love. Park Farm House must be viewed to be truly appreciated.



Outbuildings

LAYOUT & DIMENSIONS



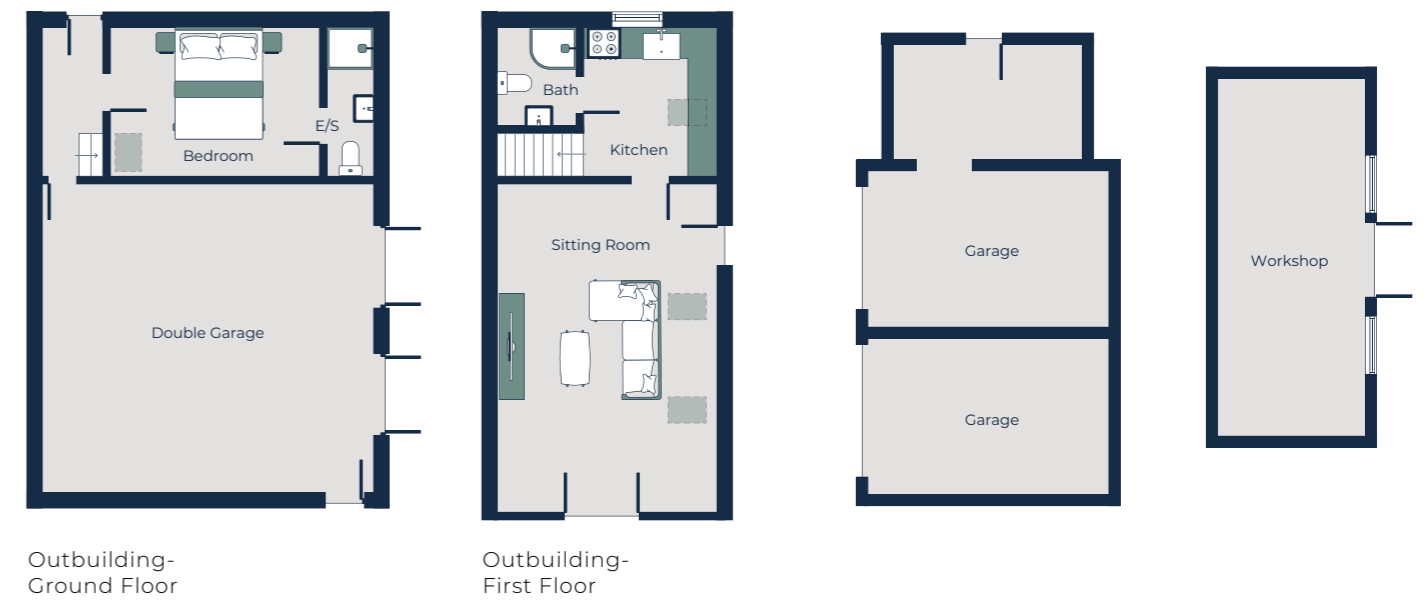
DIMENSIONS

Outbuilding	14.15m x 10.41m	46'5" x 34'2"
Triple Garage	8.76m x 5.84m	28'9" x 19'2"
Carport	6.15m x 5.76m	20'2" x 19'0"
Shed	4.67m x 1.70m	15'4" x 5'7"

(Not Shown In Actual Location/Orientation)

Outbuildings

LAYOUT & DIMENSIONS



DIMENSIONS (OUTBUILDING GROUND FLOOR)

Bedroom	9.20m x 4.70m	30'2" x 15'5"
Double Garage	3.66m x 2.87m	12'0" x 9'5"

DIMENSIONS (OUTBUILDING FIRST FLOOR)

Sitting Room	9.20m x 4.70m	30'2" x 15'5"
Kitchen	3.66m x 2.87m	12'0" x 9'5"

DIMENSIONS

Garage	9.40m x 6.20m	31'0" x 20'4"
Workshop	7.01m x 2.92m	23'0" x 9'7"

TOTAL	379.2 sq. m.	4082 sq. ft.
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(Not Shown In Actual Location/Orientation)



The largest of the two sets of ancillary accommodation is a three bedroom property sitting adjacent to Park Farm House.

With accommodation over two floors, the property has a modern kitchen and separate sitting room along with three ensuite bedrooms.

There is also an additional one bedroom duplex apartment with Juliette balcony with views over the gardens which is over a double garage.

There are two further separate garage blocks, alongside a double carport and various woodsheds and log stores. The largest of the outbuildings is designed to

be a pool house but could also be used as a car show room or similar. The building spans over 45 feet in length and 34 feet in width.

The grounds are predominantly laid to lawn with an excellent number of mature trees and shrubs. An extensive patio area is accessed via the dining room and offers an ideal space for outdoor entertaining.

Additionally, there is a large, fully insulated building which has been built for residential standards, initially purposed to be a swimming pool, currently used as a large barn with an adjoined spacious triple garage set in its own plot. This building and the grounds around it are available by separate negotiation.



ORIGINAL FRONT ENTRANCE



ELEVATION

SHED



PATIO

OUTBUILDING



CARPORT



OUTBUILDING + CARPORT



DOUBLE GARAGE





PARK FARM HOUSE - HOUSE & GROUNDS



Park Farm House is set on the southern edge of the pretty iron stone village of Hanwell, situated just a couple of miles north of Banbury.

Within the village there is a popular public house, The Moon and Sixpence, and village hall.

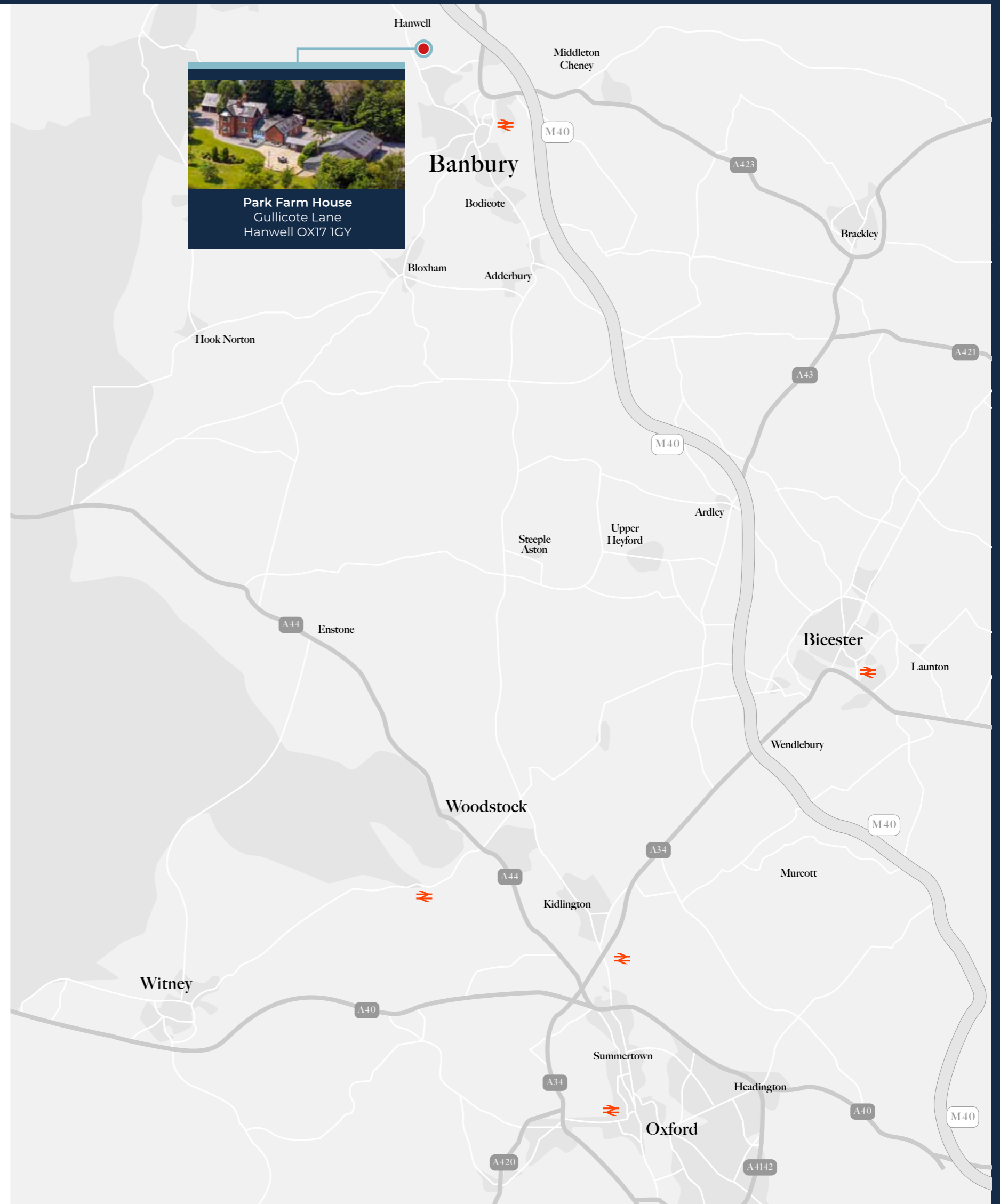
The village has a thriving community with an annual country fayre with live music, as well as a community observatory set within the grounds of Hanwell Castle.

There is a 'Sainsbury Local' just over a mile away and more extensive shopping and leisure facilities in the market town of Banbury which is just over three miles away. There are well-regarded local schooling facilities

including primary schools at Wroxton and Cropredy as well as North Oxfordshire Academy.

The village is in the Priority Area for the Warwickshire Grammar Schools at Stratford-upon-Avon including King Edward and Stratford Grammar School. For private schooling, Kings High, Tudor Hall, and Bloxham are all within easy reach. Preparatory schools in the area include St Johns' Priory, Sibford, Warwick Prep, Kitebrook and The Croft.

For travel, nearby Banbury train station offers regular direct trains to Birmingham and London Marylebone. The property is within easy reach of the M40 which offers easy travel to Oxford, Birmingham and London.



Ready to view?



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