

Period Charm with Contemporary Comfort

Lyne Farm House

The Perfect Retreat

Nestled in the charming village of Kidlington, Lyne Farmhouse is an exquisite Grade II listed property that marries historic charm with contemporary elegance.

This substantial family home, boasting an approximate gross internal floor area of 344 square metres (3,707 square feet), offers expansive living spaces spread over three floors, making it a perfect retreat for those seeking a blend of tradition and modernity.









The first steps in

As you step through the front door, you are welcomed into an entrance hall that leads to two beautifully proportioned reception rooms.

The living room, with its original exposed beams and a characterful stone fireplace, exudes warmth and comfort, making it an ideal spot for family gatherings. The addition of the log-burning stove makes this a beautiful room for winter evenings!



The adjacent dining room, equally generous in size, features similar period details, providing an inviting atmosphere for formal dining occasions.

The Wow Factor

The ground floor also features a spectacular orangery, a true wow factor room that floods the space with natural light and offers picturesque views of the garden. This versatile space is perfect for relaxing, entertaining, and enjoying the outdoors from the comfort of your home.









First Floor

Ascending to the first floor, you will find three generously sized bedrooms, each with its own unique charm.

The master bedroom is a true sanctuary, featuring a spacious en-suite Jack & Jill bathroom. This luxurious bathroom includes a rolltop bath, a separate shower, and 'His & Hers' sinks, ensuring a comfortable and indulgent living experience.

The remaining two bedrooms are served by a well-appointed family bathroom, complete with modern fixtures and fittings.

The meticulous attention to detail and the high-quality finishes throughout these spaces ensure a comfortable and luxurious living experience.



Second Floor

The second floor reveals four additional bedrooms, ideal for use as guest accommodations, children's rooms, or private home offices.

The character of the property is maintained throughout this level, with exposed beams and original features that add to the overall charm and appeal of the home.





The Little Things

EPC

The current EPC rating for this property is E. Please contact us if you require a copy of the full EPC.

Council Tax

The Property is in council tax band F.

Viewings

Viewings on this property are strictly through Alistair Redhouse Property Partners.

Handling Agent

Robert Cole is the Property Partner looking after the sale of this property and he is working closely with the seller to ensure that they are the best person to answer your questions and to discuss your interest. You can contact Robert directly on the details on the next page and he will be happy to help.

Opening Hours

The offices of Alistair Redhouse are open 09.00-18.00 Monday to Friday and Saturday 09.00-17.00.



Historic Significance

As a Grade II listed building, Lyne Farmhouse holds a special place in the architectural heritage of Kidlington. Its historical significance is evident in the careful preservation of its period features, including original fireplaces, exposed beams, and stone walls. This property not only offers a luxurious living environment but also a chance to own a piece of local history.

Lyne Farmhouse is more than just a home; it is a testament to the timeless elegance and enduring appeal of traditional English architecture. This property offers a rare opportunity to experience the best of both worlds, combining historic charm with modern luxury in one of Oxfordshire's most desirable locations.

Exterior

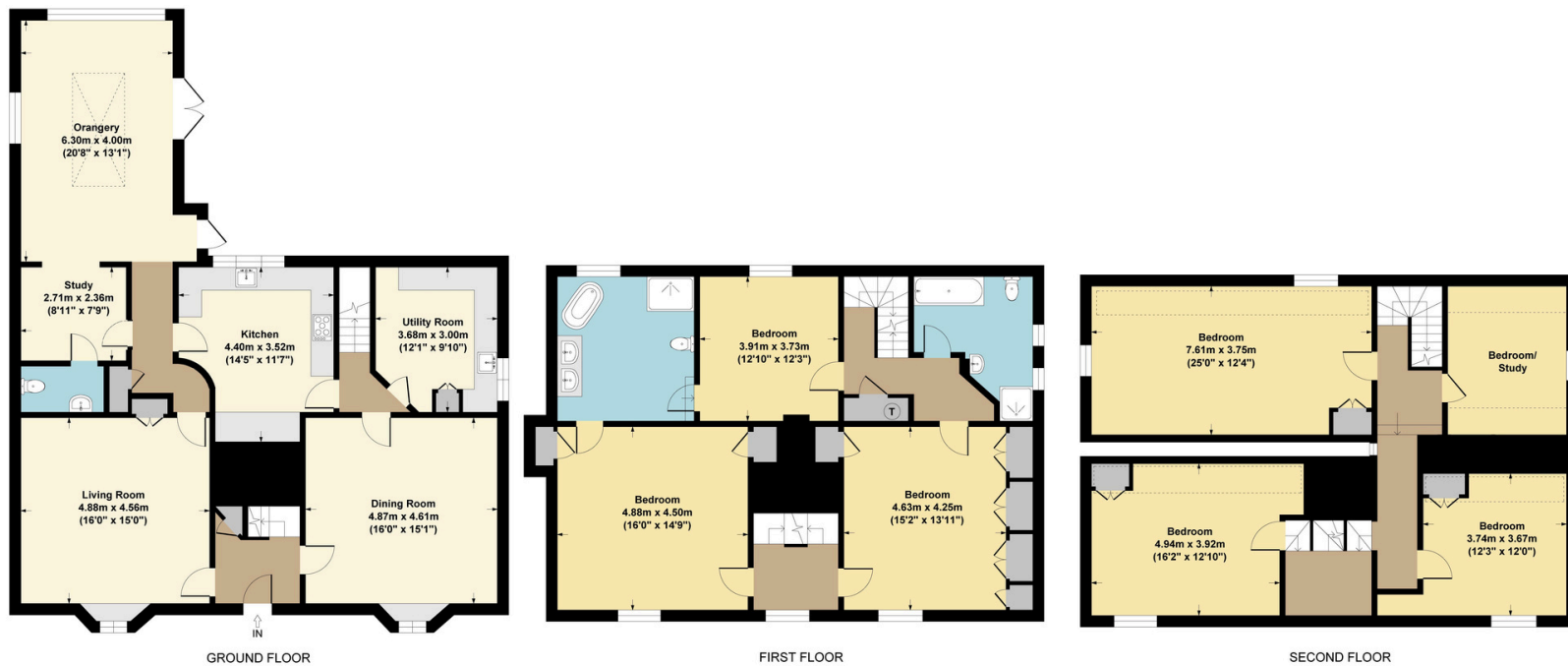
The exterior of Lyne Farmhouse is as impressive as its interior.

The front of the house showcases the timeless beauty of Cotswold stone, with a traditional stone wall and neatly trimmed hedges enhancing its curb appeal.

The rear garden is a serene oasis, offering a lush lawn, mature trees, and a delightful seating area perfect for al fresco dining and summer relaxation.

There is gated access to ample off-road parking, ensuring convenience and security.

Additionally, the garden features a well, which is used by the vendors for gardening, adding a touch of rustic charm to the outdoor space.



LYNE ROAD
APPROX. GROSS INTERNAL FLOOR AREA 344 SQ M / 3707 SQ FT

Hi,

I'm Robert, your devoted Property Partner in Kidlington for over a decade. Since joining in 2012, I've rapidly advanced to become the Sales Director with a dynamic approach to property sales.



Success, to me, means building genuine connections with clients, understanding their needs, and helping them achieve their home moving goals.

Beyond work, I'm a family man, happily married with three wonderful children. As a Property Partner, I aim to make the journey seamless and enjoyable. Deeply rooted in the local community, I contribute through amateur drama productions and community events, infusing a touch of theatrical charm into every property transaction.

My commitment to continuous professional development sets me apart. Actively seeking opportunities to enhance my skills, I stay updated on the latest trends in the real estate market.

Whether you're selling or buying, I'm your dedicated consultant, adding a touch of theatrical magic to make your home moving journey not just successful, but also enjoyable. Your dreams are just a call away from becoming a captivating reality.



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