



**Field View House**  
Freeland | Witney | Oxfordshire | OX29 8AG

# SELLER INSIGHT

“Our first impression of Field View House was that it was a very pretty building with a lovely garden,” say the owners of this picturesque home. “We were impressed by the generously proportioned rooms and the flexibility of the spaces within the house. Going upstairs for the first time, we loved how peaceful and light-filled the bedrooms are, with windows looking out over the fields which give the house its name. From our very first visit, this really felt like somewhere that we could raise our family. What’s more, with regular buses into Oxford, Witney and Woodstock and trains to London in an hour from the station 6 minutes’ drive away, the location offers the best of both countryside and convenience.”

Since moving in, the owners have made various improvements to the property. “We have laid new engineered oak flooring downstairs,” they say, “and carpets upstairs, as well as installing a new upstairs bathroom and adding an electric vehicle charging point. The biggest change was knocking through an interior wall to connect and open up the dining and living room. Now, you can see through the whole ground floor so you feel very connected throughout the rooms, while still allowing each member of the family to find their own space to relax, socialise or get on with work or homework.”

“The living room opens out onto the sunny patio to create a seamless flow between the indoor and outdoor spaces,” the owner continues. “My husband is South African and we barbecue all year round, so it is ideal to be able to move between the house and garden so easily. The garden itself is gorgeous, planted with lots of roses, salvias, climbers, and lavender. There is a good sized lawn for children to play, bordered with interesting plants which are fabulous when in full bloom. There is also a summerhouse, which we currently use as a study, but this is also great for al fresco dining in inclement weather!”

The setting of the property has much to recommend it, too. “The house is set back from the road and is not overlooked,” the owners say, “so it is extremely quiet and private here. At the end of its own private drive, the house is not visible from the street, so living here feels very safe and the garden feels very secluded. This is such a peaceful house, a wonderful place to rest, yet, we are still part of a really nice village community, centred around the village hall, pub, and the local church at the end of the lane. All of these have a lively calendar of community events and activities, including coffee and cake mornings. On Thursday evenings, a fish and chip van stops in the village, and on Friday nights there is a pizza van – we often find ourselves chatting to neighbours while queuing up for food, so this creates a lovely, sociable atmosphere. The local park has something for all ages, from a children’s playground to football and cricket clubs. There is even a village brewery which makes delicious beer, and a garden centre which is very handy for people with green fingers like us! In fact, we love life in the village so much that we are only moving around the corner.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







# STEP INSIDE

## Field View House

---

### Ground Floor

Field View House is a delightful, detached family home, neatly positioned down its own private gated driveway, just off Pigeon House Lane in Freeland. There is an abundance of natural light in this home and the open-plan flow from kitchen to dining to living space, lends itself well to busy family life.

The ground floor accommodation consists of a porch, entrance hall, a well-appointed kitchen with central island and quartz worktops, a separate utility room and ground floor WC, a dining room with sitting area, a wonderful light triple-aspect living room with wood burning stove and French doors opening onto the garden; and a ground floor bedroom with ensuite shower.

### First Floor

On the first floor there are three further double bedrooms, all with fitted storage; and a recently renovated family bathroom with bath and separate shower. The principal bedroom benefits from a walk-through dressing area with fitted wardrobes.

### Outside

The garden at Field View House is mainly laid to lawn with well stocked borders, a pergola and patio area for al-fresco dining, and a summer house currently being used as a home office.

The property also benefits from a detached timber-clad garage/workshop with power and lighting. This space would suit a variety of uses or could potentially be converted into additional accommodation (STPP).

There is an electric vehicle charging point at the property.

### Agents Note:

- The ground floor has piped underfloor heating and the manifold has recently been upgraded.
- Hive remote heating controls have been installed at the property.
- There are exterior CCTV cameras installed at the property.
- Smart meters have been installed on both the gas and electricity.







# INFORMATION

## Field View House

---

### Location

Freeland is a highly sought-after West Oxfordshire village renowned for its vibrant community spirit. Situated on the outskirts of the Cotswolds, it lies equidistant between the historic market towns of Woodstock and Witney, offering convenient access to everyday shopping facilities, a weekly market, and major supermarkets. Woodstock also hosts a popular farmer's market twice a month, adding to the local charm. The city of Oxford is approximately 10 miles away.

Within Freeland, residents benefit from a well-regarded primary school, a parish church, a village hall, and a beloved local pub. Additionally, the village boasts amenities such as a football club and a cricket club, with sports pitches located just a short walk from the property. For families, there's also a children's play area nearby.

Education options are abundant, with highly respected schools available in Witney, Abingdon, and Oxford, both state-run and private.

For commuters, train connections to London (via Oxford) are accessible from the neighbouring village of Long Hanborough, located approximately 2 miles away. Alternatively, there are railway stations at Oxford Parkway (8 miles), Oxford (11 miles), and Didcot Parkway (22 miles).

Furthermore, residents have convenient access to esteemed private members' clubs, including Estelle Manor (2.5 miles) and Soho Farmhouse (15 miles), which add to the area's appeal.

### Services & Utilities

Utilities – Mains water, sewerage, gas & electric. Central heating provided by gas-fired combination boiler.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider.

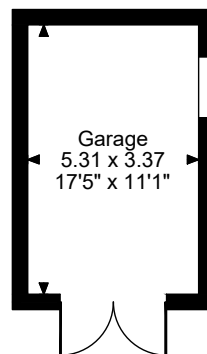
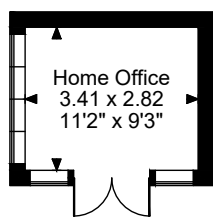
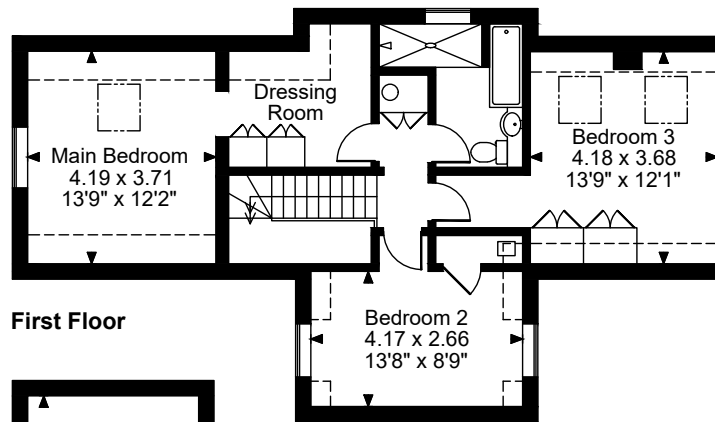
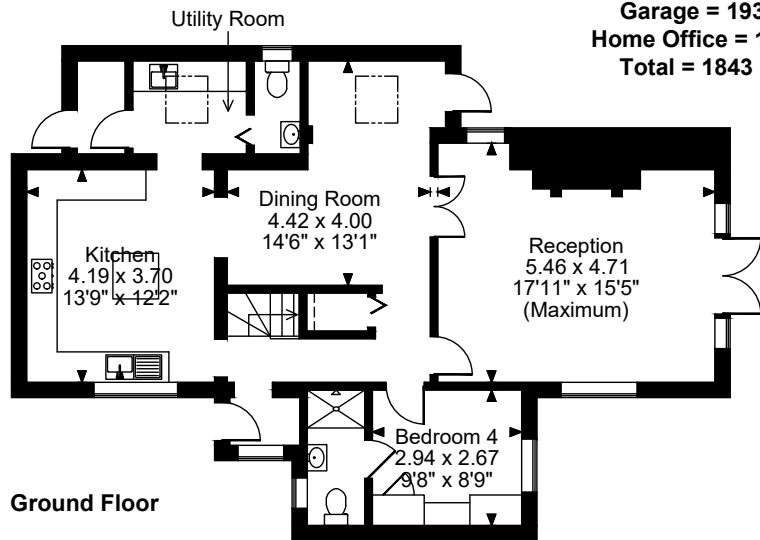
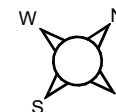
Broadband Availability - Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps.

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 01865 953 244

**Field View House, Pigeon House Lane, Freeland, Witney**

**Approximate Gross Internal Area**  
**Main House = 1546 Sq Ft/144 Sq M**  
**Garage = 193 Sq Ft/18 Sq M**  
**Home Office = 104 Sq Ft/10 Sq M**  
**Total = 1843 Sq Ft/172 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8591036/PJS



EPC Rating: C

Council Tax Band: E

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

*Offers over £800,000*



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England & Wales. Company No: 9929046. Registered Office Address: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 15.04.2024





Fine & Country Oxford  
267 Banbury Road, Summertown, Oxford, OX2 7HT  
Tel: 01865 953 244 | [jessica.morris@fineandcountry.com](mailto:jessica.morris@fineandcountry.com)

