



The Old Vicarage  
Northmoor | Witney | Oxfordshire | OX29 5SX

# THE OLD VICARAGE

*An idyllic family retreat with elegant interiors and enchanting  
private grounds.*







# GROUND FLOOR

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A characterful stained and leaded glass front door sets the tone on arrival, opening into a welcoming porch where light filters through the decorative glazing. From here, the entrance hall reveals the home's scale and elegance, with newly laid wooden flooring and underfloor heating creating a warm first impression. Immediately off the hall, a cloakroom/WC with fitted storage provides convenient guest facilities.

To one side, the study offers an elegant work-from-home environment, bathed in natural light from three sash windows and finished with bespoke cabinetry and a feature fireplace. Across the hall, the drawing room enjoys a dual aspect to the south and east. Bathed in morning light, it is a welcoming family space with built-in storage and direct access to the garden.

For entertaining, the formal dining room provides an impressive setting, complete with tall sash windows, a striking marble fireplace and a glazed door to the sunlit terrace — ideal for summer dining.

A series of practical rooms are tucked away to the rear: the boot room, with hanging space and shelving, and the utility room, reinstated to its original size, featuring a Belfast sink, solid wood worktops, checkerboard flooring and bespoke cabinetry.

At the heart of the home, the kitchen/breakfast room by John Lewis of Hungerford is designed for both family life and entertaining. Handleless cabinetry is paired with quartz stone and oak worktops, while Neff appliances are seamlessly integrated. A walk-in pantry provides cool storage, and a sociable breakfast bar complements the spacious dining area. French doors lead directly onto the south-facing terrace and gardens, blurring the line between indoors and out.





















# FIRST FLOOR

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The sweeping staircase rises gracefully, illuminated by tall windows that frame far-reaching views across wildflower meadows.

The principal suite offers a peaceful retreat, with a wood-burning stove, adjoining dressing room, and a spacious en suite featuring a freestanding bath, walk-in shower and underfloor heating.

The guest suite is equally inviting, with a dual aspect and a bathroom including both generous bathtub and rainfall shower.

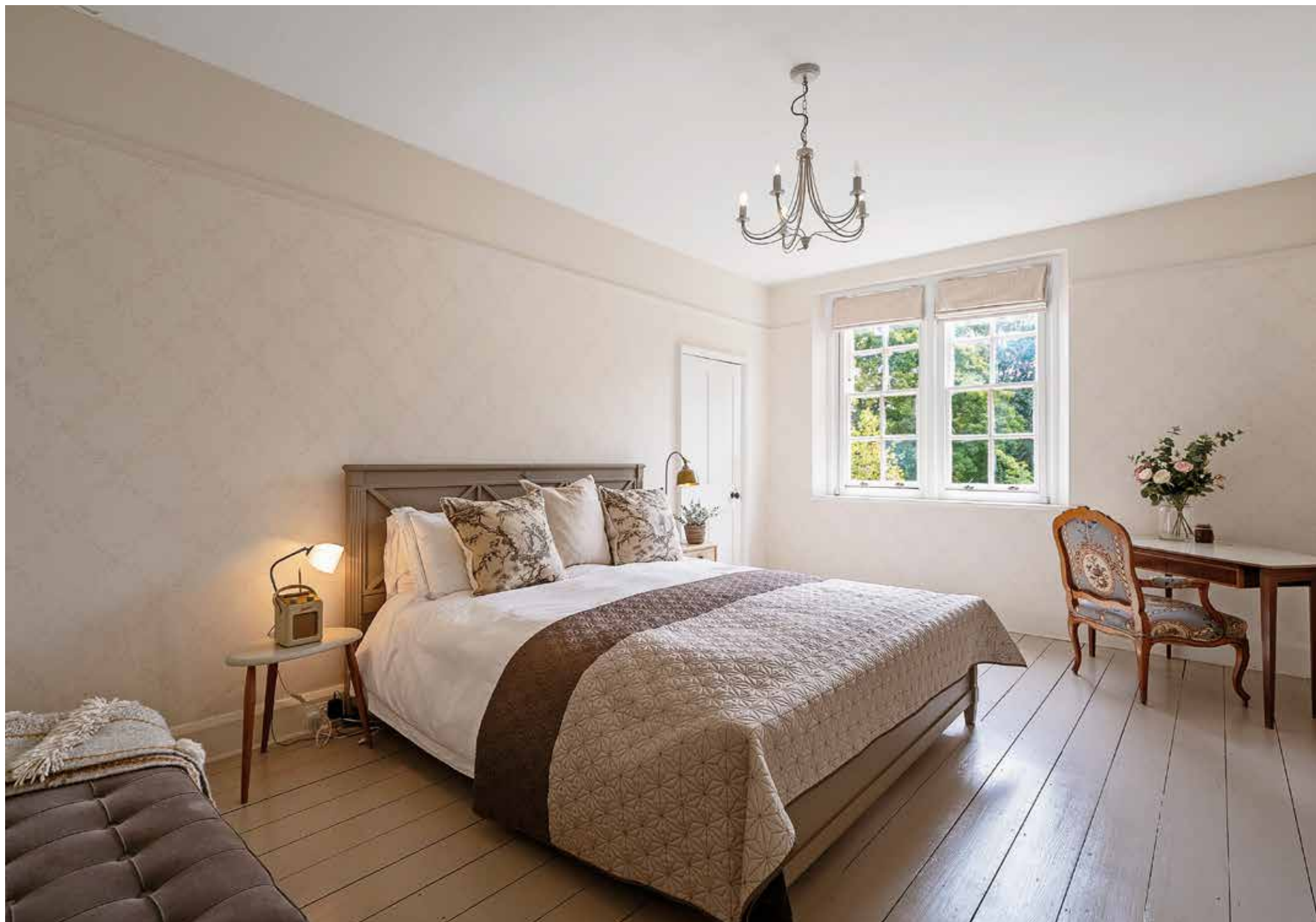
Two further well-proportioned double bedrooms complete this level. One enjoys a private south-facing balcony, perfect for morning coffee overlooking the gardens, while the other offers versatile family accommodation. Both are served by the family bathroom, finished with elegant powder blue tiling. A deep bathtub is set beneath a wide window with fantastic views over the fields, complemented by a separate walk-in shower, contemporary vanity with storage, and heated towel rail.



















# SECOND FLOOR

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The top floor landing opens to a versatile suite of rooms, offering scope as bedrooms, guest accommodation or creative spaces. Two double bedrooms are positioned here, each with a feature fireplace and far-reaching views across the Oxfordshire countryside. Both benefit from extensive eaves storage, with additional loft storage accessible from the front bedroom.

Serving this level is a standout shower room, thoughtfully designed with a wide shower tray, contemporary fittings and a vaulted ceiling that enhances the sense of space and light.











# OUTSIDE

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The Old Vicarage is approached via Bakers Lane, a quiet no-through road. A gravel driveway framed by mature hedging leads to the handsome façade, where clipped topiary softens the approach. Parking is plentiful, complemented by a newly constructed timber carport with storage area.

The grounds extend to 1.1 acres, carefully landscaped to balance formal and informal spaces. Sweeping lawns are framed by mature trees, deep herbaceous borders and fruit trees, including a thriving apricot tree. A south-facing terrace, accessible directly from the kitchen and dining room, is a natural suntrap and an ideal entertaining space. Beyond, open countryside enhances the sense of privacy and tranquillity.







# LOCATION

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Nestled in Northmoor's thriving community, The Old Vicarage offers rural charm with modern convenience:

- Community: Enjoy the Red Lion pub (2-minute walk), summer fetes, autumn fayres, and a monthly market at the village hall. The church hosts a unique open bookshop and candlelit Christmas Eve services.
- Amenities: Find essentials at Standlake's shop and post office (5 minutes) or Eynsham's Co-op (15 minutes). Witney (20 minutes) offers Waitrose, Sainsbury's, and a weekly market and a popular farmers' market every month.
- Dining and Leisure: Savour fine dining at the 2 AA Rosette White Hart in Fyfield (10 minutes), riverside meals at The Maybush Inn (5 minutes), or steaks at Double Red Duke in Clanfield (20 minutes). Thames path walks, just a few fields away from property (1.5km). Watersports at Hardwick Park, or 54 holes of championship golf at Frilford Heath Golf Club. Cotswolds attractions such as Jeremy Clarkson's Farmer's Dog Pub, Estelle Manor and Soho Farmhouse are all a short drive away.
- Education: Top schools include Bartholomew Secondary School (Ofsted Outstanding), Stanton Harcourt CofE Primary, Standlake CofE Primary, and independents like St Hugh's, Cokethorpe, Abingdon School, St Helen & St Katharine and the Oxford schools including St. Edward's, Oxford High and Magdalen College.
- Connectivity: Didcot Parkway (15 miles) offers 40-minute trains to London Paddington. Oxford Parkway (16 miles) offers trains to London Marylebone in 1hr.









# INFORMATION

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## Services, Utilities & Property Information

Utilities - Private water, mains electricity, mains drainage, oil-fired heating  
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 upload/download speed 500 mbps.

The property is not listed but is located within the **Northmoor Conservation Area**.

Tenure – **Freehold**

Directions - Postcode: OX29 5SX  
What3words: ///contracts.apprehend.pace

**Local Authority:** West Oxfordshire  
Council Tax Band: G (£4,073/yr)

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 01865 953244

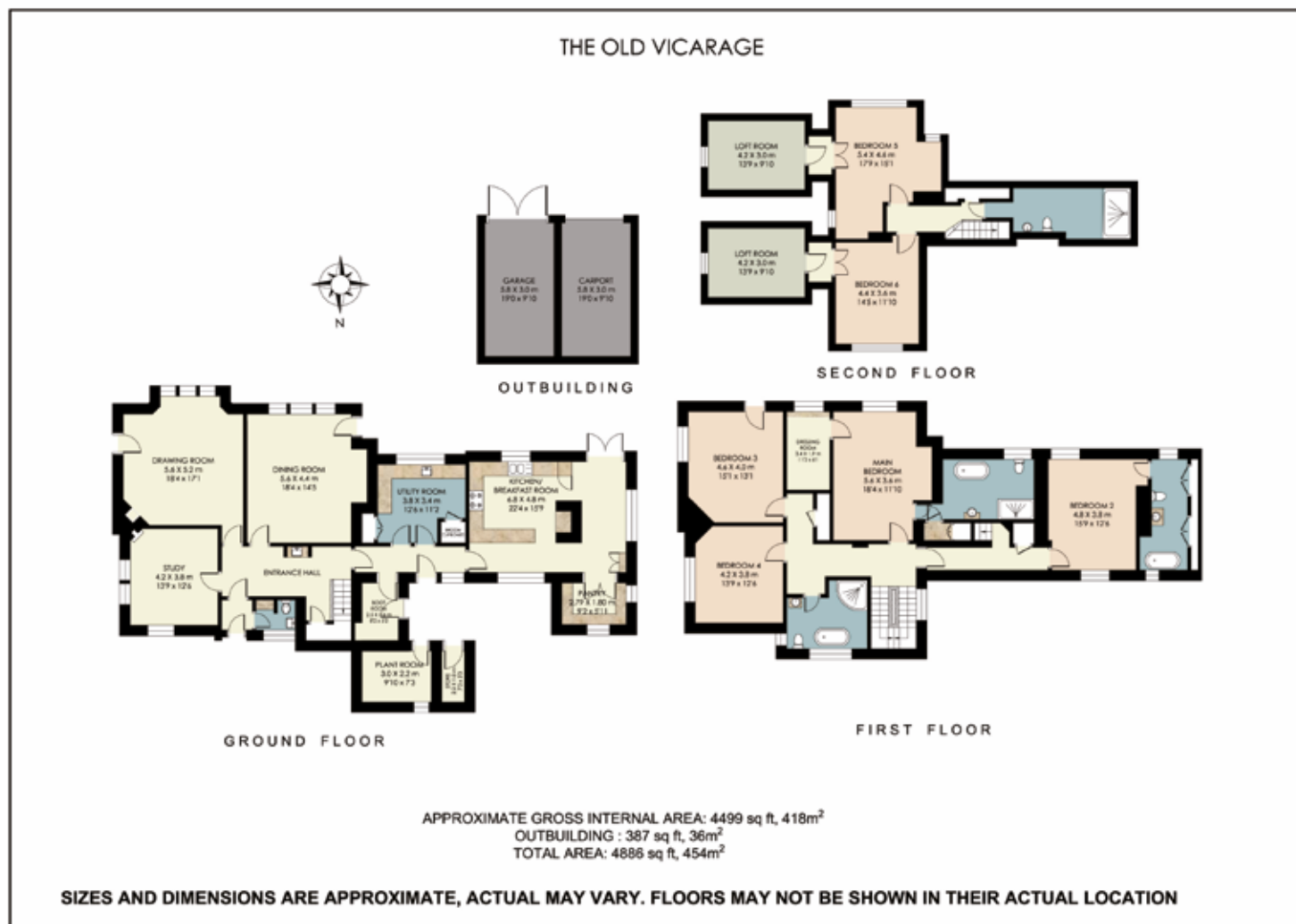
## Website

<https://www.fineandcountry.co.uk/oxford-abingdon-and-wallingford-estate-agents/>

## Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 03.07.2025









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