

Foxglove Farm, Chadlington, Chipping Norton, Oxfordshire, OX7 3NT

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Offers in excess of £3,850,000





Beautiful eight bedroom country home in its own very quiet oasis next door to famed Clarkson's Farm and equidistant to Soho Farmhouse and Daylesford Farm Shop & Spa.

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### Summary of accommodation

#### Main House

Entrance hall | Drawing room | Kitchen/breakfast room  
Sitting room | Dining room | Cloakroom | Boot/utility room

Two large principal bedrooms with en suite bathrooms  
Guest bedroom with en suite bathroom  
Two further bedrooms | Family bathroom

#### Cottage

Living room | Kitchen | Three en suite bedrooms

#### Garden and Grounds

Stables | Parking and garaging  
Landscaped gardens and paddocks

**In all about 9.3 acres**



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## Situation

Chadlington is easily accessed by direct railway from Paddington to Charlbury station from 1 hour 10 mins. Hugely popular not least as the setting for the popular **TV series, Clarkson's Farm**. The area is also well known for the finest gastro pubs such as **The Chequers, The Wild Rabbit and The Kingham Plough**. There are abundant schools ranging from excellent primary schools too preparatory schools including Summerfields and the Dragon.



## Distances

**Didley Squat Farm Shop 1 mile**, Chipping Norton 3 miles, Charlbury Station 3.7 miles, **Daylesford 6.3 miles**, Burford 9.7 miles, **Soho Farmhouse 9.7 miles**, Oxford 18.5 miles. Charlbury to London Paddington from 1 hour 10 mins. (Distances and times approximate)

## Foxglove Farm

Foxglove Farm enjoys an edge of village position surrounded by open countryside. Built in 1954 of a stone construction under a pitched tiled roof, it has been almost doubled in size creating comfortable family accommodation in this enviable position. The house enjoys a feeling of space and privacy complemented by landscaped gardens and grounds, and glorious views across the Evenlode Valley.

Whilst extensively modernised and extended the house has lovely traditional features such as stone mullioned windows, flooring and fireplaces.

The elegant drawing room has an open fire and doors opening out to the south facing terrace and gardens.

There are two principal bedrooms both with en-suite bathrooms and three further bedrooms of which one has an en-suite bathroom.







Approximate Gross Internal Floor Area

Main House: 243 sq m / 2,615 sq ft

Cottage: 92 sq m / 986 sq ft

Outbuilding: 21 sq m / 224 sq ft

Garage: 39 sq m / 420 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.





## Cottage

Stone built to a very high standard and detached with three en suite bedrooms, vaulted living room and high quality kitchen.

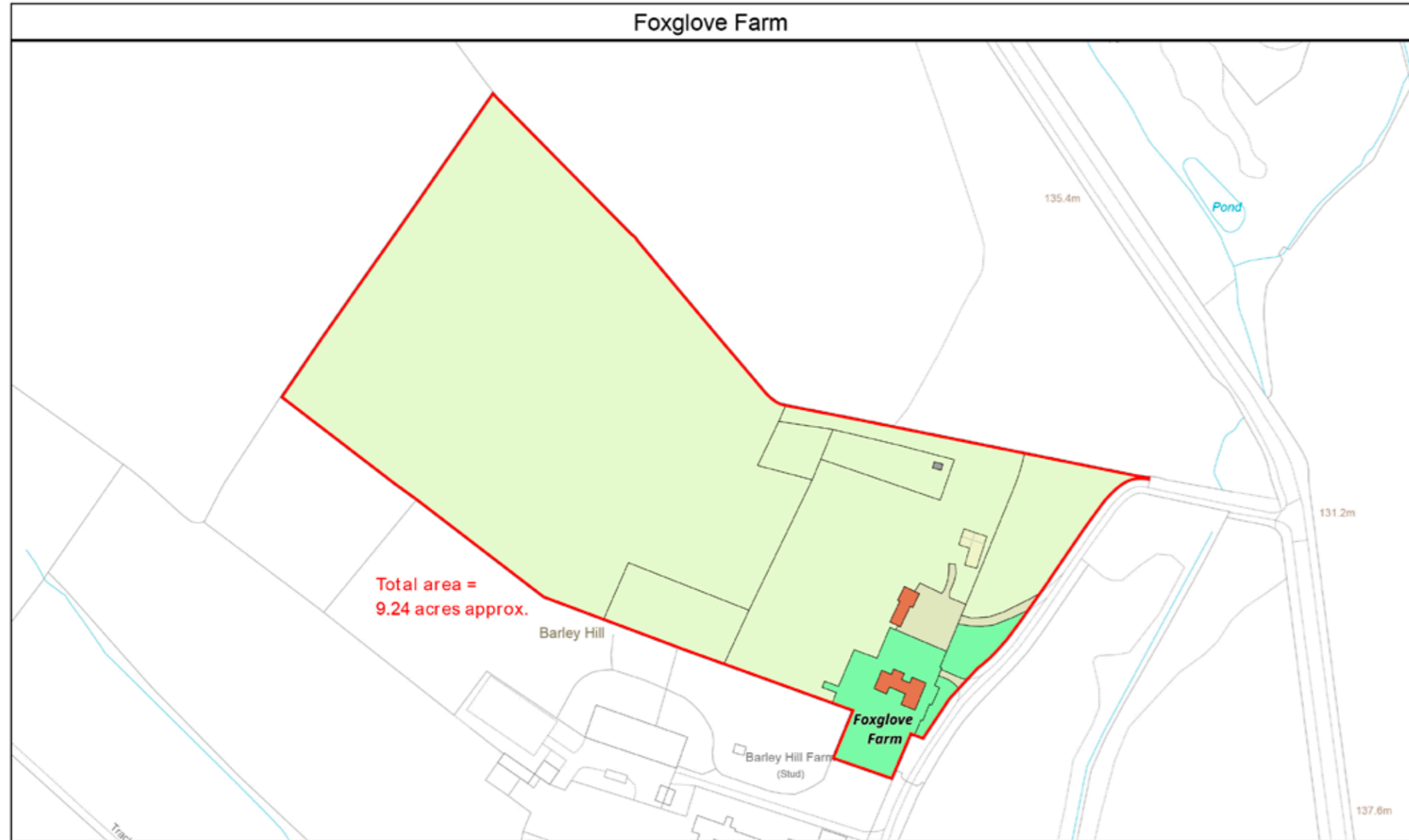


## Garden and Grounds

There is a useful range of outbuildings including a two bay car port, workshop and two stables. The house sits centrally within mature landscaped gardens which are predominantly laid to lawn with various trees, hedges and borders interspersed with box topiary. A stone terrace runs along the eastern and southern elevations.

To the north and west of the property there is paddock grazing, orchard and tree plantations of about 8 acres.

In all about 9.3 acres.



<p><b>Knight Frank LLP</b> Mapping Consultancy 2 Lower Woodspen Court, Lambourne Road, Newbury RG20 8BL</p> <p>(t) 01488 688508 (e) mapping@knightfrank.com</p>			<p>Date: 14.06.23 Drawn By: AN Scale: 1:2000 @ A4 Plan Ref: Foxglove Farm</p> <p><b>Title</b> <b>Foxglove Farm</b></p> <p><small>This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. ©Crown copyright and database rights 2023 Licence No. 100021721.</small></p>
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Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number No. 100021721."

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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### Property information

**Tenure:** Freehold.

**Services:** Mains gas, water and electric. Private drainage.

**Local authority:** West Oxfordshire District Council.

**Council Tax Band:** F

**Energy Performance Certificate Rating:** Foxglove Farm D  
Cottage B

### Directions (Postcode: OX7 3NT)

From the A361, Chipping Norton to Burford road, turn left (heading south west from Chipping Norton) signposted to Chadlington. Continue for about half a mile, until you come to the bottom of a long hill just before you reach the village of Chadlington. At this point the driveway (concrete) to Foxglove Farm is to be found on the right. Follow the drive through a copse, over a bridge and Foxglove Farm is the first house on the right.

### Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.





