





WARREN HOUSE LEW, OXFORDSHIRE

THE IDEAL FAMILY HOME IN THE COTSWOLD

Warren House is a substantial (4,392 sqft) period house with versatile accommodation and a large garden in the heart of West Oxfordshire

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Local Authority: West Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Private drainage. Oil-fired central heating. Fibre-optic broadband



THE PROPERTY

Build of mellow Cotswold stone, the accommodation is arranged over two floors and is notable both for its scale and adaptability. At the heart of the home is the exceptional south-facing kitchen, breakfast and family room, a striking modern space flooded with natural light and designed for everyday living as well as entertaining on a larger scale. Measuring over 38 feet in length, this room forms a natural hub of the house, with direct connections to the garden and adjoining living areas.

The kitchen space is complemented by an additional conservatory, also enjoying a southerly aspect, which provides an additional reception area bathed in sunlight throughout the day and offering a seamless connection between the house and garden.



MORE ABOUT THE PROPERTY

The more traditional part of the house retains a wealth of character and charm, with well-proportioned reception rooms including a drawing room, dining room, sitting room, games room and study. These rooms offer flexible use and provide quieter, more intimate spaces that balance beautifully with the contemporary elements of the house.

A utility room and extensive storage further enhance the practicality of the ground-floor accommodation.

Upstairs, the house continues to impress with five generously sized bedrooms, all well laid out and flooded with natural light. The principal bedroom suite benefits from excellent proportions, a dressing room and en-suite facilities. The remaining bedrooms are served by well-appointed bath and shower rooms, making the layout ideal for family living or hosting guests, offering comfort and privacy.

The balance of bedroom sizes and bathroom provision underlines the house's inherent flexibility and long-term appeal.





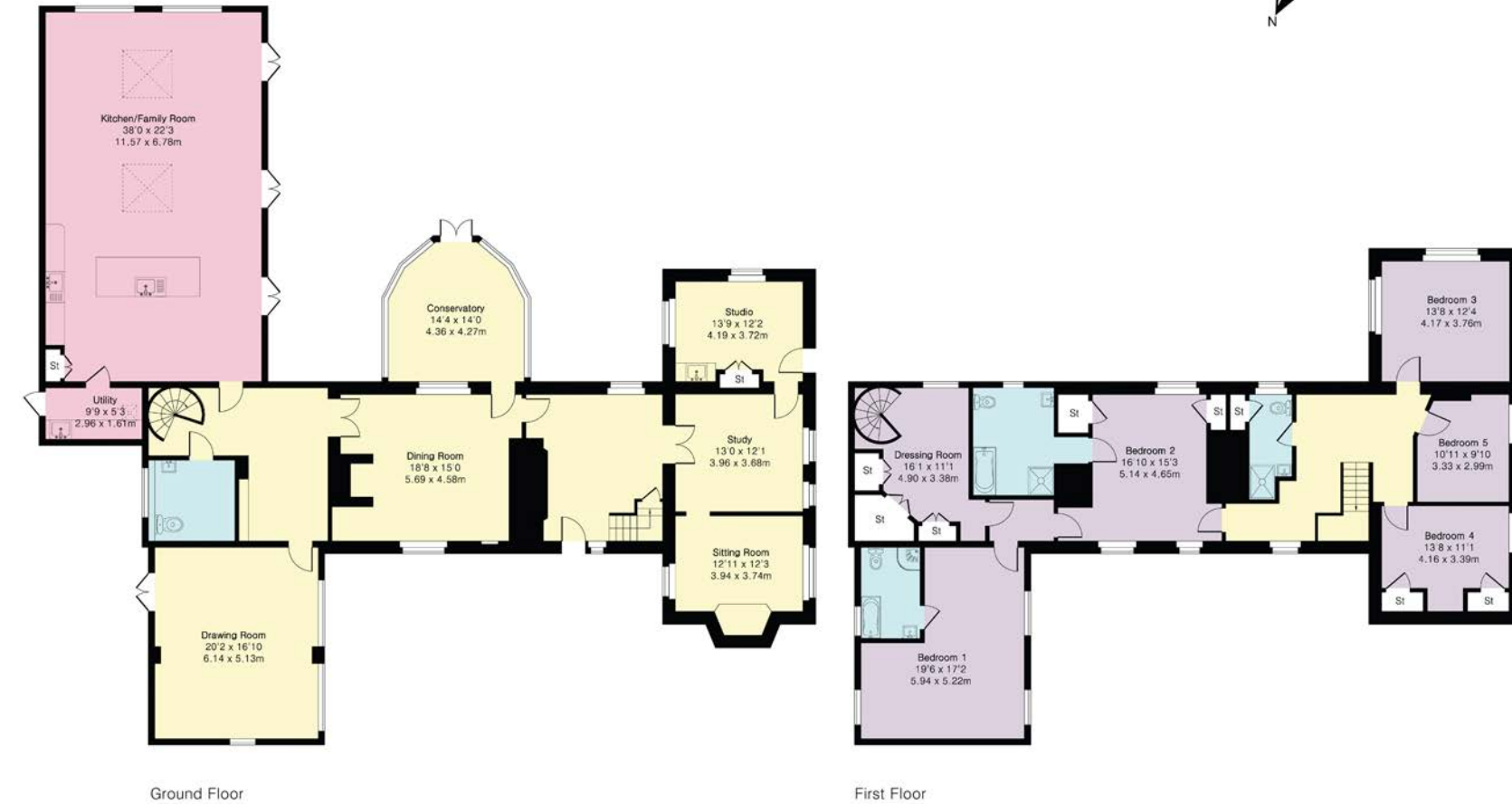
GROUNDS, GARDENS & LOCATION

The property enjoys a highly desirable south-facing orientation, a wonderful terrace for entertaining along with established borders and sweeping lawns. The garden provides an attractive and private setting, ideal for family life with plenty of parking to the front of the property behind the gates. The property further benefits from a stone outbuilding with electricity and plumbing, offering versatile, multipurpose use. Ideal for storage, catering facilities, or summer entertaining such as outdoor dining or a BBQ area, it adds both character and practicality to the grounds.

Warren House is ideally positioned in the sought-after village of Lew, offering excellent access to the Cotswolds Area of Outstanding Natural Beauty, while remaining well connected for Oxford and its highly regarded range of independent and state schools. There is particularly convenient access to Soho Farmhouse, Estelle Manor, and the wider north Oxfordshire and West Oxfordshire countryside. Oxford, with its renowned schools, universities, cultural amenities and mainline rail services to London Paddington, is easily accessible, making this an outstanding location for both family life and commuting.



Approximate Gross Internal Area 4392 sq ft - 408 sq m
 Ground Floor Area 2745 sq ft – 255 sq m
 First Floor Area 1647 sq ft – 153 sq m



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