



PROSPECT FARM

Horspath, Oxfordshire



PROSPECT FARM

A fine period house requiring final completion in an elevated village position

			EPC
5	2	2	D

Local Authority: South Oxfordshire District Council
Council Tax band: G
Tenure: Freehold



THE PROPERTY

This Grade II listed house sits in an elevated position in the village, and from the garden, there are far reaching views over the surrounding countryside. Internally, the house is arranged over four floors, including a cellar, and there is considerable period detail throughout with exposed timbers and beams, stone walls and open fireplaces.

The ground floor consists of two reception rooms, a study, a WC and the kitchen at one end, and from the hall, there are steps down to the cellar. On the first floor, there are 3 bedrooms, with an arrangement having the flexibility of the third bedroom either being incorporated in the main house or being part of the annex. This annex is accessed from the garden terrace and provides an additional kitchen, dining and sitting room and a further downstairs shower and wc.



THE PROPERTY

The second floor provides two further bedrooms. The annex is fully functional with gas central heating, plumbing and drainage. However, the main house requires alterations to be made to upgrade the existing heating system. The house offers a rare opportunity to purchase a distinctive period house with large gardens close to Oxford.

The gardens are mostly laid to lawn with a stream on one boundary and are gently sloping. From the top of the garden there are lovely views.





LOCATION

Horspath is a historic village and civil parish in South Oxfordshire, situated approximately 3.5 miles east of Oxford city centre and nestled on the slopes of Shotover Hill. Surrounded by green belt land, it sits just outside the Oxford city boundary and has excellent access to the city, and the ring road connecting to the A34 and M40. Within the village, there is the Horspath Hub, which hosts community activities and a Friday morning Post Office outreach, and the separate Horspath Village Hall. The village is home to the Oxford Brewery and Taproom, located at Coopers Yard, alongside traditional dining options like The Gurkha Palace (operating out of The Chequers Inn). There are the Village Stores on Church Road and the Horspath Service Station. Primary education is provided locally, and for sports, there is the Athletics and Sports Ground and the Cricket Club. The area is popular for outdoor tracking, local trail walks up Shotover, and hosting the weekly Horspath parkrun.





Prospect Farm, Butts Road, Horspath, OX33 1RL

Approximate Gross Internal Area
Cellar = 23.4 sq m / 252 sq ft
Ground Floor = 98.7 sq m / 1,062 sq ft
First Floor = 85.0 sq m / 915 sq ft
Second Floor = 43.5 sq m / 468 sq ft
Total = 250.6 sq m / 2,697 sq ft
(Including Annexe / Mezzanine Level / Excluding Eaves)



Second Floor

First Floor



Cellar

Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
© CJ Property Marketing Ltd Produced for Knight Frank

We would be delighted
to tell you more.

William Kirkland
01865 790077
William.Kirkland@knightfrank.com

Knight Frank Oxford
274 Banbury Road
Oxford, OX2 7DY

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.