

LOWER END FARMHOUSE

87 LOWER END, LEAFIELD, OXFORDSHIRE



An attractive attached seven-bedroom period stone Farmhouse renovated to an incredibly high standard with stunning garden views to the rear, driveway, double garage, carport and room above. Set on the edge of the desirable village of Leafield.

Ground Floor: Entrance Hall • Drawing Room
Sitting Room • Cellar • Open Plan Kitchen/Dining Room
Boot Room • Study • Ground Floor Bedroom with
Adjoining Shower Room • Further Double Bedroom

First Floor: Principle Bedroom with Adjoining Bathroom
Dressing Room • Guest Bedroom with Adjoining
Shower Room • Double Bedroom • Family Shower Room

Second Floor: Two Adjoining Double Bedrooms
Bathroom

Outside: Driveway Parking • Rear Garden • Double
Garage with Studio Loft • Car Port • Summer House

Butler 
Sherborn

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DESCRIPTION

Lower End Farmhouse is an exceptional village residence of significant heritage and charm with the original building believed to have dated back to the 1600's. Thoughtfully and meticulously renovated by the current owners to offer over 4,000 sq ft of refined living space. Located on the edge of the village in a private setting, this distinguished period home seamlessly blends timeless character with a contemporary style.

At the heart of the property lies a breathtaking full-height kitchen, breakfast and family room, featuring exposed stone flooring and bathed in natural light, with picturesque views extending across the landscaped gardens to the surrounding countryside. A series of elegant reception rooms, rich in original features, provide versatile living and entertaining spaces, complemented by a ground floor bedroom and shower room, further double bedroom, ideal for guests.

The first floor hosts an outstanding principal suite, alongside two beautifully appointed guest bedrooms. The second floor offers two further generous double bedrooms served by an adjoining bathroom, ensuring ample accommodation for family and visitors alike.

Outside the driveway sweeps behind the house to the carport and double garage, providing ample parking. A pretty side garden with feature pond, side stocked borders, lead to the summer house and rear lawn with patio terrace. All bound by Cotswold stone walling, the rear garden enjoys uninterrupted views across the valley to Cornbury Estate.

Finished to an exceptional standard throughout, Lower End Farmhouse presents a rare opportunity to acquire a substantial and exquisitely curated home that perfectly balances period elegance with modern comfort, ideal as a private investment or a spacious family home.



SERVICES

Mains drainage, water, electricity and gas central heating. Underfloor heating throughout the ground floor. Gigaclear connection is available in the village. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold

LOCAL AUTHORITY

West Oxfordshire District Council, Church Green, Witney, Oxfordshire - T: 01993 861000 | W: westoxon.gov.uk

COUNCIL TAX

Band G

VIEWINGS

Please telephone Katy at Butler Sherborn, Burford Office - T: 01993 822325 | E: katy@butlersherborn.co.uk



87 Lower End Farmhouse

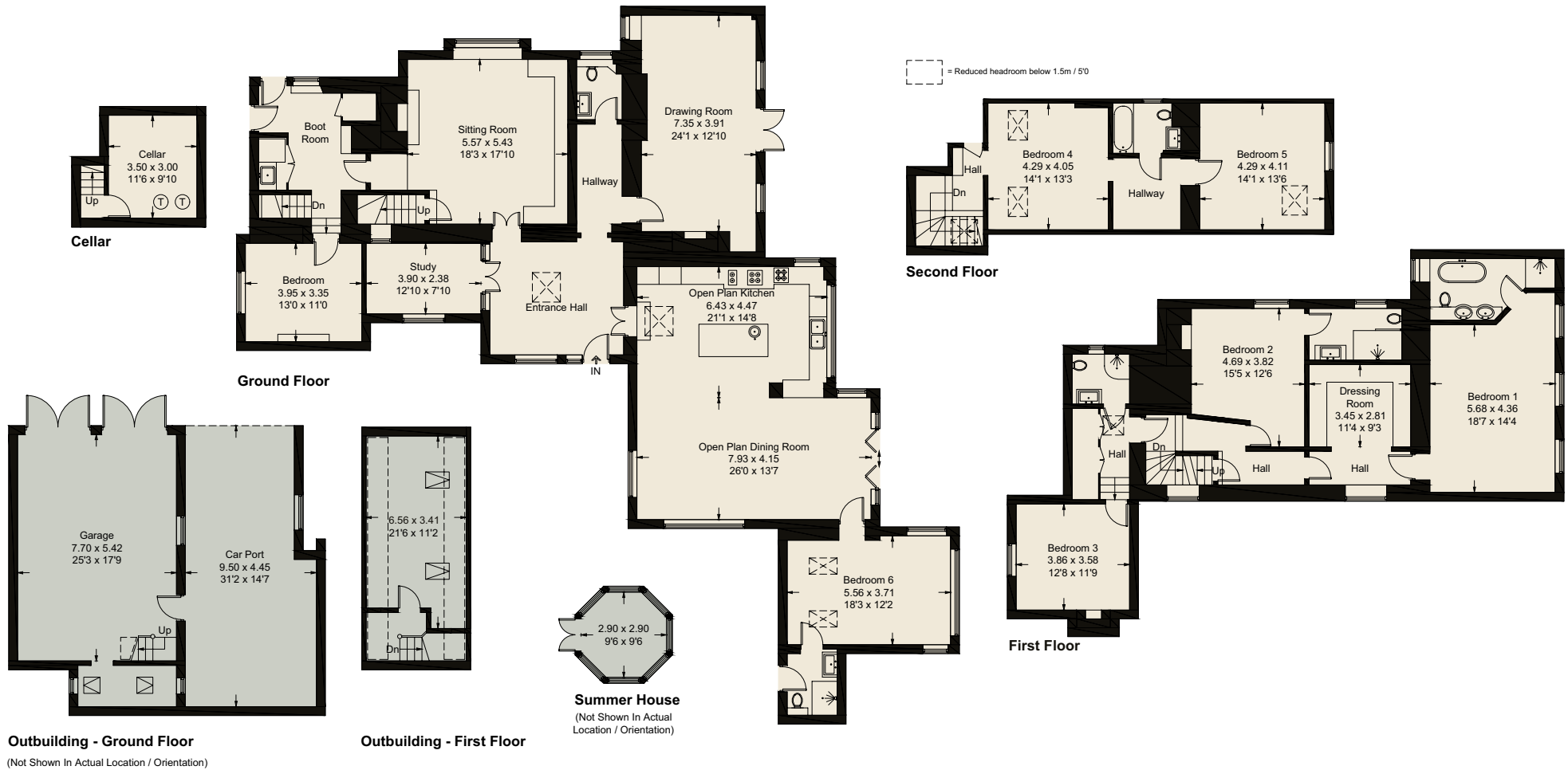
Approximate Gross Internal Area = 412.8 sq m / 4443 sq ft

Cellar = 12.2 sq m / 131 sq ft

Outbuildings = 80.5 sq m / 866 sq ft

Total = 505.5 sq m / 5440 sq ft

(Excluding Car Port)



DIRECTIONS (OX29 9QG)

From Burford take the A361 north before turning onto the B4437. Take the right-hand turn onto Leafield Road and follow the road along to the Green in Leafield. Follow the road to the left and opposite Harold Close, the driveway to Lower End Farmhouse can be found on the left-hand side.

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Pubs

The Fox, Leafield – 0.6 miles
The Royal Oak, Ramsden – 2.8 miles
The Swan, Ascott-u-Wychwood – 3.4 miles



Schools

Leafield C of E Primary School – 0.5 miles
Windrush Valley School – 3.2 miles
Burford School – 7 miles
Cokethorpe School – 8.7 miles



Train station

Finstock – 3 miles
Charlbury – 3.9 miles



Members Clubs

Estelle Manor – 6 miles
Daylesford – 10 miles
Soho Farmhouse, Great Tew – 12.8 miles



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