



WALNUT COTTAGE

Northmoor, Oxfordshire



TOTAL PRIVACY ON THE EDGE OF A DESIRABLE VILLAGE

			EPC
4	3	2	C

Local Authority: West Oxfordshire District Council
Council Tax band: G
Tenure: Freehold
What3Words: ///headrest.dress.drop

Services: Mains water and electricity, private drainage, Fibre broadband



WALNUT COTTAGE

Approached via a long private drive and hidden from view within beautifully established grounds, this remarkable Cotswold stone residence was rebuilt in 2007 and has been thoughtfully reconfigured to create a distinguished family home of immense charm and character.

Combining the timeless appeal of exposed beams, natural stone elevations and traditional craftsmanship with the comfort and practicality of modern living, the house offers generous and highly versatile accommodation designed around both family life and entertaining. Despite its wonderfully secluded position, the property is within easy walking distance of one of West Oxfordshire's most sought-after villages, providing the perfect balance between rural tranquillity and village convenience.





MORE ABOUT THE PROPERTY

The house enjoys a magical position at the end of a no-through lane surrounded by farmland and lakes. A trully wonderful place to retreat and be creative yet only a short walk from the heart of the popular village of Northmoor. The property has been the subject of an extensive programme of improvement, resulting in elegant and beautifully presented and versatile accommodation throughout.

Character features have been carefully preserved and enhanced, including exposed timbers, oak joinery and stone detailing, creating a warm and welcoming atmosphere while providing a sophisticated finish.





The principal reception rooms offer an exceptional sense of space, with large windows and glazed doors drawing natural light into the interiors and providing seamless connections to the gardens and terraces beyond. The layout has been thoughtfully configured to suit modern lifestyles, with excellent areas for both formal entertaining and relaxed family living. At the heart of the house lies a superb kitchen and family space, designed as the social hub of the home, complemented by a series of beautifully proportioned reception rooms and flexible ancillary accommodation. The principal bedroom suite enjoys delightful views over the gardens and grounds, whilst the remaining bedrooms provide comfortable accommodation for family and guests.

The setting is one of the property's defining attributes. Surrounded by mature trees and established landscaping, the grounds provide complete privacy and a rare sense of seclusion. Extensive stone terraces create exceptional outdoor entertaining spaces and are perfectly positioned to enjoy the peaceful surroundings. Beyond, the gardens are principally laid to lawn with mature planting, specimen trees and seasonal colour, creating a beautiful backdrop to the house throughout the year. The long private approach enhances the feeling of arrival, ensuring the property remains entirely shielded from neighbouring properties and the outside world.





LOCATION

The property occupies an enviable position on the edge of one of West Oxfordshire's most desirable villages, renowned for its attractive period architecture, thriving community, local pub and excellent local amenities. The village provides an exceptional quality of life, with countryside walks and bridleways immediately accessible from the doorstep, while the nearby market towns of Witney, Burford and Woodstock offer an excellent range of shopping, dining and recreational facilities.

Communications are particularly convenient, with easy access to Oxford, the A40 and the wider motorway network, while regular rail services provide connections to London and the Midlands.



**Approximate Gross Internal Area 2116 sq ft - 196 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1316 sq ft – 122 sq m
First Floor Area 800 sq ft – 74 sq m
Garage Area 332 sq ft – 31 sq m
Outbuilding Area 337 sq ft – 31 sq m



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.



Harry Sheppard
01865 264 879
harry.sheppard@knightfrank.com

Knight Frank Oxford
274 Banbury Road, Summertown
Oxford, OX2 7DY

[knightfrank.co.uk](https://www.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 <Particularsdate>. Photographs and videos dated <Photodate>. 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.

