





CHURCH FARM HOUSE LEW, OXFORDSHIRE

Period Charm and Contemporary Comfort.

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Local Authority: West Oxfordshire District Council
Council Tax band: F
Tenure: Freehold

Services: Mains water, gas, electricity and drainage. Fibre broadband



THE PROPERTY

Combining a wealth of original character with thoughtfully updated accommodation, creating a comfortable and versatile family home extending to approximately 2,182 sq ft, together with scope to extend and a range of useful outbuildings.

Church Farm House is a Grade II listed, beautifully refurbished, Cotswold stone farmhouse with a large garden and an extensive range of outbuildings. The house retains many period features, including exposed stone interior walls, timber beams, open fireplaces and deep-set windows, all of which contribute to its warm and welcoming atmosphere. The principal reception rooms are well proportioned and include a sitting room with wood-burning stove, a dining room and a charming living room, providing flexible accommodation for both family life and entertaining.





INSIDE...

The kitchen enjoys a vaulted ceiling with exposed timbers and is fitted with a range of bespoke cabinetry and integrated appliances. Adjoining the kitchen is a useful cloakroom and access to the extensive ancillary accommodation and stores beyond. The arrangement and layout of the rooms can be seen on the floor plan.

The bedroom accommodation is arranged over the first and second floors and provides excellent flexibility for family living and guest accommodation. The first floor comprises two generous double bedrooms, both benefiting from fitted storage and en suite shower rooms. The principal bedroom is particularly well-appointed and enjoys attractive views across the surrounding gardens and countryside.

A staircase rises to the second floor, where there is a further double bedroom together with an impressive bathroom featuring a freestanding bath and separate shower. The upper floors continue the character evident throughout the house, with exposed timbers and carefully considered finishes creating comfortable and individual accommodation.





OUTSIDE...

A particular feature of Church Farm House is the extensive range of outbuildings which significantly enhance the property's versatility. These include a detached garage, office, summer house, workshop and a series of useful stores, offering excellent space for home working, hobbies, storage or recreational use.

In addition, the property extends to approximately 1.5 acres in total, comprising the paddock, gardens and surrounding land, creating a wonderful sense of space, privacy and enjoyment of the countryside setting. The extensive grounds provide ample room for outdoor recreation, gardening and family activities, while the paddock offers flexibility for a range of uses. Given the size and nature of the land the house sits on, there is potential to keep a pony, making the property particularly attractive to those with equestrian interests or those seeking a more rural lifestyle.

The combination of open space, gardens and useful land further enhances the property's appeal, offering a rare balance of practical functionality and lifestyle opportunities.



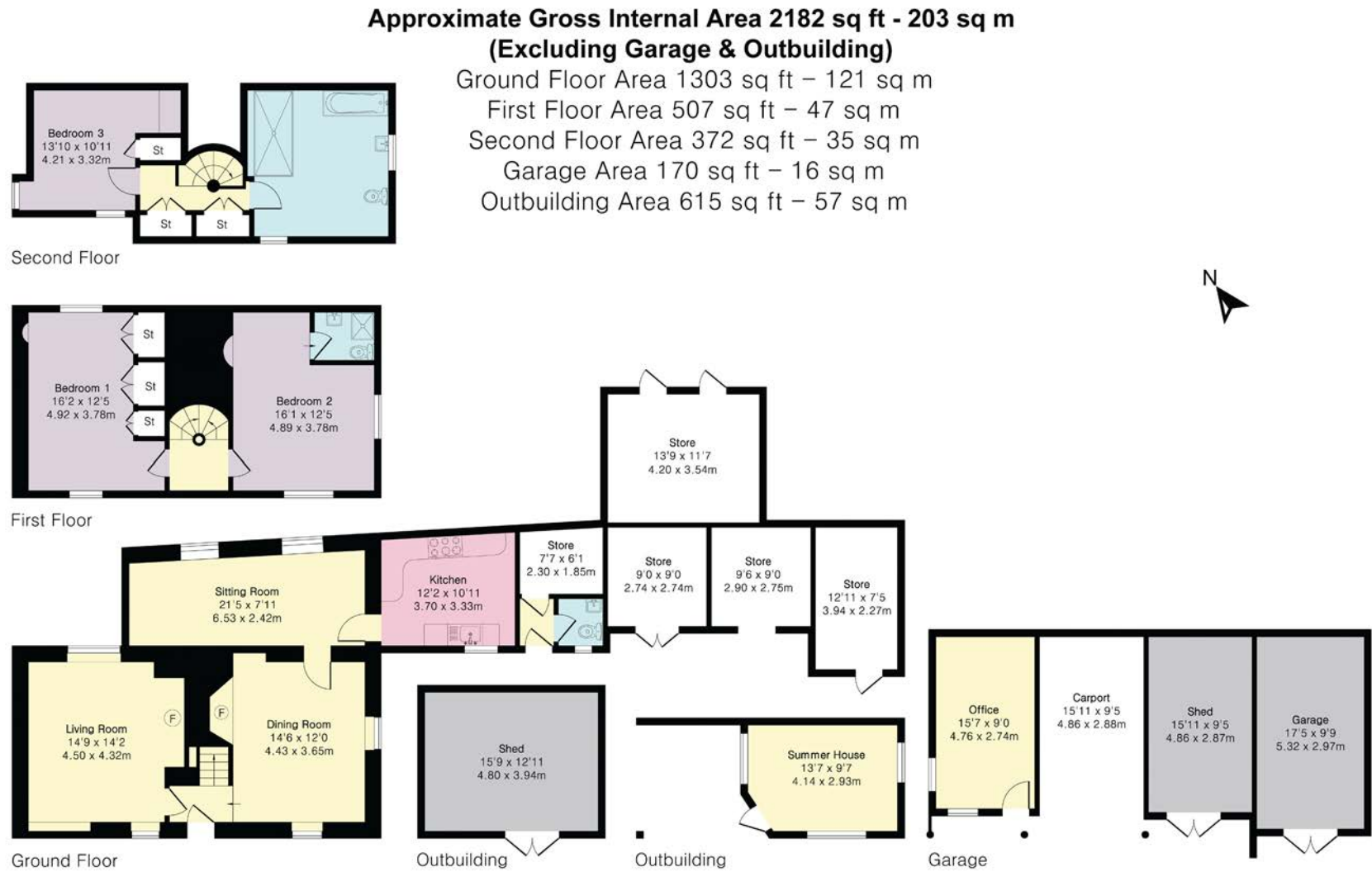


LOCATION

Church Farm House occupies an attractive position within a sought-after Cotswold village setting, surrounded by rolling Oxfordshire countryside and an extensive network of footpaths and bridleways. The area is renowned for its attractive villages, unspoilt landscapes and strong sense of community. Nearby market towns provide a good range of day-to-day amenities, whilst the wider Cotswolds offers an excellent selection of independent shops, restaurants, farm shops and country pubs.

Communications are convenient, with nearby rail services providing access to London and road links offering connections to Oxford, the Midlands and the wider motorway network. The combination of beautiful countryside, village life and excellent accessibility continues to make this one of the most desirable areas of West Oxfordshire.





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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. (ID767266)

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