

FINE & COUNTRY
fineandcountry.com™

Home Farm, Kings End, OX26 6DR

Offers in excess of £1,000,000

A rare opportunity to purchase a detached Grade II Listed family home, dating back to the 16th Century. This truly unique period property offers flexible accommodation, a delightful walled garden, and boasts a wealth of character and charm throughout with exposed wooden beams, original flagstone floors, and Inglenook fireplaces, all within walking distance of local amenities.

Home Farm is being offered to the market for the first time in over 50 years. Occupying an exceptional plot for a property in the heart of the town, with such wonderful character features it provides the opportunity for a buyer to purchase a truly unique historic building and make it their own.

A covered porch with settles to either side, incorporating some 17th Century panelling is to the front of the property, and a large entrance hallway with original flag-stone flooring welcomes you, and sets the scene for what is to follow.

The drawing room features exposed beams, a large stone-built Inglenook fireplace, a window overlooking the courtyard garden, and a fabulous arched window with a window seat, making for the perfect room for large family gatherings and entertaining.

The dining room, which has direct access to the kitchen also boasts a fabulous Inglenook fireplace and flagstone flooring, providing a lovely backdrop for formal entertaining.

The sitting room at the far end of the property enjoys both an Inglenook fireplace, and a door to the garden, making it ideal to be used as a family room/large study, music room, or just the perfect space to relax with a good book.

The kitchen/breakfast room is to the rear of the property, and is thought to have been the original milking parlour that was converted around 1708 to provide a farmhouse kitchen, which now has a generous number of fitted units, room for all the usual appliances, and plenty of space for a large table and chairs, perfect for casual dining.

The utility room with a separate W.C has a door to the garden, and a large cupboard by the back door in the hallway offers useful storage space for all the coats and boots for everyday family living.

Stairs from the hallway lead to the first floor, which has five bedrooms, and two bathrooms.

Exposed beams, and pretty lead windows add to the charm of these rooms.

The master bedroom has fitted wardrobes, and access to a large Jack and Jill bathroom. A second bathroom with a separate w.c services the four other bedrooms.

Outside, the property has attractive wrought iron railings, which enclose it to the front. There is gated access to the right-hand side of the property, which leads to the courtyard garden.

The double garage is also accessed to the right-hand side of the property over the driveway, which has parking for several vehicles.

The garden is absolutely stunning, mainly laid to lawn it also has an abundance of mature trees, wisteria, shrubs, and colourful flower beds.

For the keen gardener there are lots of fruit trees, a vegetable garden, and plenty of space for a greenhouse too.

The courtyard garden is perfect for al-fresco dining, completely secluded, and with a southerly aspect you can enjoy long summer evenings, and weekend entertaining alike.

In short Home Farm is a beloved family home offering practical, and flexible living space, on a fabulous plot, with access to fantastic commuter links and local amenities.

Bicester has two railway stations. Bicester North offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

Bicester Village Station is a 12-minute walk and provides further routes to Oxford and London Marylebone.

The M40 is within easy reach at J9 or J10 and offers access to London, the M25, and Birmingham. The A41, A43, and A34 are all within easy reach.
Oxford is approximately a 30-minute drive away, and there is a regular bus service.

The property is perfectly situated to take advantage of all that Bicester has to offer.

A historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, a Sainsbury's supermarket, and a cinema complex.
A Marks and Spencer Food Hall, a Tesco superstore, and further shops can be found in the newly completed Bicester Retail Park.

More extensive shopping facilities and cultural amenities can be found in Oxford and Banbury.

There is a leisure centre, with a gym and swimming pool nearby, with further facilities at the David Lloyd Club, Bicester Hotel, and Golf a short drive away.

The property is also just a short walk to Bicester Village, which is a dream destination for designer shopping with 170 luxury boutiques and a number of eateries.





Accommodation Comprises:

Ground Floor - Covered Porch, Entrance Hallway, Drawing Room, Dining Room, Sitting Room, Kitchen/Breakfast Room, Boot Room, W.C

First Floor - Master Bedroom With Jack and Jill Bathroom, Four Further Bedrooms, Bathroom, Separate W.C

Outside - Walled Garden, Vegetable Garden, Courtyard Garden, Gated Side Access, Double Garage, Driveway Parking For Several Vehicles.

Freehold Property
Grade II Listed
Stone-Built Tiled Roof
Mains Water and Drainage
Gas Central Heating
Mobile Phone Coverage - Check With Ofcom
Broadband Coverage - Check With Ofcom

Local Authority - Cherwell District Council
Council Tax Band - G















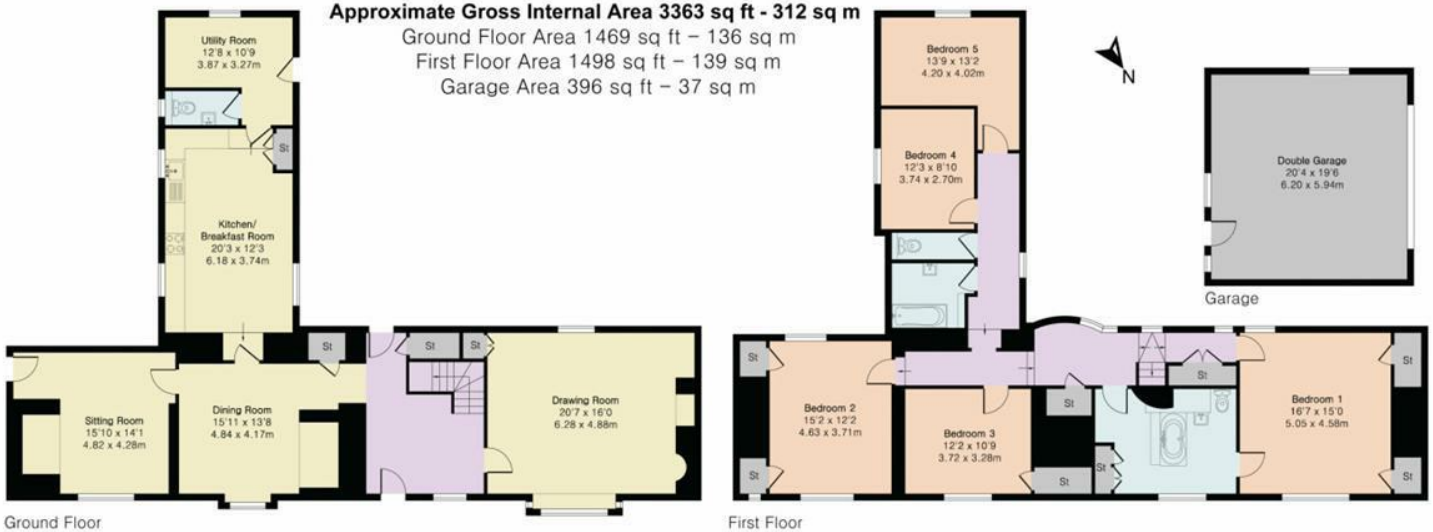


Approximate Gross Internal Area 3363 sq ft - 312 sq m

Ground Floor Area 1469 sq ft – 136 sq m

First Floor Area 1498 sq ft – 139 sq m

Garage Area 396 sq ft – 37 sq m



PINK PLAN

Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

RICS Certified Property Measurer

FINE & COUNTRY



Fine & Country North Oxfordshaire
10 Market Square
Bicester, Oxfordshire OX26 6AD
01869 240075