



Field House
South Leigh | Witney | Oxfordshire | OX29 6XG

FIELD HOUSE



Exceptional Oxfordshire country estate 6,540 sq. ft of versatile property set in 5.8 acres of private gardens, paddocks. Four-bedroom home with Oakwrights oak-framed studio, superb modern kitchen/living space, ideal for equestrian or car enthusiasts. Excellent schools and London commute.



GROUND FLOOR

A welcoming and spacious hall sets the tone for the quality and craftsmanship found throughout immediately creating a wonderful first impression, where an elegant oak staircase rises through the centre of the home, complemented by beautifully crafted oak doors, architraves and joinery that lend warmth and timeless character.

A striking inglenook-style fireplace with an oak mantel and wood-burning stove forms an attractive focal point, creating an inviting atmosphere from the moment you arrive. A well-appointed cloakroom is discreetly positioned off the hall, fitted with a contemporary vanity unit, WC and chrome heated towel rail.

A door leads into the principal living room; an elegant and beautifully proportioned reception room designed equally for relaxed family evenings and more formal entertaining. Enjoying a delightful dual aspect, the room is flooded with natural light, whilst a second oak fireplace with wood-burning stove provides warmth and character during the winter months. Expansive bi-fold doors open the room entirely onto the rear terrace, creating a seamless transition between the house and gardens during the warmer seasons. With views to front paddocks & ornamental pond.

Also accessed from the reception hall is an excellent home study/office, thoughtfully designed for modern working. Bespoke fitted shelving, designer wall radiators, excellent broadband connectivity and dual-aspect views over the gardens combine to create a practical yet inspiring workspace.

Kitchen, Family Living & Orangery

Undoubtedly the heart of the home, the magnificent kitchen/living and orangery have been thoughtfully designed to create an exceptional open-plan living environment where everyday family life and entertaining come together effortlessly.

This impressive contemporary extension sits beautifully alongside the original house, with an abundance of natural light pouring through an impressive, glazed roof lantern, complemented by extensive glazing and multiple sets of bi-fold and French doors opening onto the surrounding terraces and gardens. Throughout the year, the space effortlessly adapts from relaxed family breakfasts to elegant dinner parties and large-scale celebrations, whilst maintaining a wonderfully connected relationship with the surrounding landscape.

The bespoke kitchen has been finished to an exceptional standard, combining timeless craftsmanship with contemporary practicality. Extensive cabinetry is complemented by elegant Corian work surfaces, centred around a substantial island that naturally becomes the social focal point of the room. A deep double Belfast sink with traditional mixer tap is accompanied by a secondary preparation sink, ideally positioned adjacent to the utility room.

A comprehensive collection of integrated Miele appliances has been carefully selected to satisfy even the most enthusiastic cook, including an induction hob with discreet downdraft extraction, combination steam and microwave oven, fan oven, warming drawer, integrated dishwasher, coffee machine and wine cooler.

Exceptional attention has been paid to everyday functionality, with an abundance of intelligent storage solutions including pull-out corner mechanisms, bespoke spice drawers, soft-close pan drawers, pantry cupboards, easy-access wall cabinetry and an elegant larder. A beautifully crafted dresser with glazed display cabinets and integrated wine storage provides additional character, whilst the generous central island offers informal seating, extensive preparation space and further integrated storage.

Adjoining the kitchen is a beautifully equipped utility room, finished to the same exacting specification with matching cabinetry, Corian worktops and a Belfast sink. Practical storage for household equipment and utilities is cleverly concealed, whilst an external door provides direct access to the rear gardens, terraces and the detached Oakwrights studio, and attached double garages, and open carport this room has been previously utilised as a creative space and hobbies room, but could easily adapt for multiple uses, the oak A frame construction makes this a very attractive and warm space to relax with the added benefit of the underfloor heating. Alongside this room is a free standing open fronted gazebo with opening and closing roofing vents













SELLER INSIGHT

“From the moment Diane & Michael first arrived at Field House over eight years ago, we knew it was somewhere truly special. Nestled privately within 5.8 acres of beautiful Oxfordshire countryside, it offered everything we had been searching for – complete privacy, wonderful space and the opportunity to create a home that reflected the way we wanted to live. Over the years we’ve realised just how versatile Field House really is. Whatever your passion, this property gives you the freedom to enjoy it. For an equestrian family there’s ample space to keep a pony or horse at home, while if, like Michael, you have a passion for cars, the garaging and space available make it a wonderful place to store, maintain and enjoy a collection. Equally, if you simply want room for family life, entertaining, hobbies or running a business from home, Field House gives you the flexibility to make it your own.”

“We’ve lovingly transformed the house into a warm and welcoming home, centred around the beautiful kitchen and orangery where family and friends naturally gather. Some of our happiest memories have been made here, whether enjoying a quiet morning coffee overlooking the gardens, relaxing beside the Koi pond, watching the evening sun set across the surrounding countryside or hosting celebrations that have spilled effortlessly onto the terrace. The abundance of natural light, beautiful views in every direction and the sense of peace that surrounds the house are things we will genuinely miss every single day.”

“Although Field House feels wonderfully secluded, it’s remarkably well connected, and that’s something we’ve always appreciated. We’ve loved being part of the friendly South Leigh community while having Oxford, excellent schools, Waitrose in Witney, Estelle Manor, superb golf courses and convenient rail links for commuting to London all within easy reach. Field House has given us a lifestyle that we could only have dreamed of when we first arrived—a place where we’ve found peace and privacy, but also somewhere we’ve shared with family and friends, creating memories that will stay with us forever. Leaving will be incredibly difficult, but we sincerely hope the next owners will embrace everything this remarkable home has to offer and enjoy it every bit as much as we have.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

FIRST FLOOR

First Floor Principal Suite

Occupying a wonderful position overlooking the surrounding gardens and countryside, the principal suite provides an elegant and peaceful retreat. Triple-aspect windows fill the room with natural light whilst framing beautiful views across the grounds. A luxurious dressing room, former bedroom five now offers an extensive range of bespoke fitted wardrobes, cupboards and drawer units, providing exceptional storage worthy of a boutique dressing suite.

The beautifully appointed en-suite bathroom has been finished with premium Villeroy & Boch sanitaryware and includes twin vanity basins beneath illuminated mirrored cabinets, a walk-in rainfall shower with separate hand shower, WC, bidet and designer chrome heated towel rail. Full-height porcelain tiling completes this sophisticated and luxurious space.

Family Bathroom

Beautifully designed and impeccably presented, the family bathroom continues the high specification found throughout the property, featuring Villeroy & Boch sanitaryware, a panelled bath with shower over and glazed screen, vanity unit with illuminated mirrored cabinet incorporating integrated charging points, WC and chrome heated towel rail. Contemporary floor-to-ceiling tiling creates an elegant spa-like ambience. A generous shelved airing cupboard houses the hot water system and provides excellent linen storage.

Guest Bedroom Suite

An impressive guest bedroom enjoys its own luxurious en-suite shower room and opens through French doors onto a private balcony overlooking the ornamental pond and front paddocks. This peaceful vantage point offers the perfect setting to enjoy a morning coffee whilst taking in the tranquillity of the surrounding countryside.









SECOND FLOOR

Continuing from the first floor landing the second floor provides an exceptional self-contained guest or additional principal suite. A spacious landing incorporates built-in storage before leading into a generous double bedroom served by a super spacious and luxurious en-suite bathroom. Designed with comfort in mind, large spa steam shower with integrated seating and digital controls, contemporary vanity unit, WC, chrome designer heated towel rail and elegant full-height tiling, creating a boutique hotel-inspired experience ideal for guests or older children seeking their own private space.



GARDENS & GROUNDS

Approached via a quiet private lane serving only two individual homes, Field House enjoys an enviable and wonderfully secluded setting on the edge of the sought-after village of South Leigh.

The approach is steeped in local history. The neighbouring Manor House was once home to the celebrated Welsh poet and playwright Dylan Thomas between 1947 and 1949, during the period in which he wrote much of his acclaimed masterpiece Under Milk Wood. Beyond this historic neighbouring home Field House occupies an exceptional elevated and private position within its own beautifully maintained grounds.

The first set of electric gates open onto sweeping large spacious brick paved driveway that wrap elegantly around the house, providing extensive parking and effortless access to the garaging and outbuildings. A second ornate metal electrically controlled gated entrance sweeps in front and behind the property, while a five-bar gate leads through to the impressive rear paddock.

The landscaped gardens are located to the southwest of the main house and have been thoughtfully designed to provide year-round colour and interest. Expanses of beautifully manicured lawn are effortlessly maintained by an automatic robotic lawnmower. The gardens wrap gracefully around the house, framed by mature trees, attractive dry-stone walling and established hedging, creating an exceptional sense of privacy and seclusion.

Generous south and east-facing terraces provide idyllic spaces for outdoor dining and entertaining, whilst steps descend onto sweeping lawns interspersed with mature shrubs and ornamental trees, and a scented wisteria and seasonal planting. To the southwestern side lies a productive kitchen garden with raised beds, protected caged growing areas, a charming ornamental pond, greenhouse and water feature and a delightful orchard, all combining to create a quintessential English country garden, with willow tree. A gardener's hut with cloakroom and washroom and WC adjacent to the garden are very useful. Plenty of water taps located all over the property, and external power sockets.

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Outbuildings

Complementing the principal residence is an exceptional collection of detached outbuildings extending to approximately 3,140 sq. ft, with solar panels and inverter providing annual returns of approx. £1800 to £2,000. These buildings offer remarkable versatility for a wide variety of lifestyle

requirements. Currently arranged to provide extensive car garaging, workshops, machinery storage, hobbies/gym/games or office accommodation and could easily adapt to many uses. Such as a fully equipped gymnasium, these buildings present outstanding opportunities for collectors, classic car enthusiasts, home businesses owners or those requiring substantial ancillary accommodation. Even a possible retreat business or Luxury Yurt business. And certainly, equestrian pursuits yet untapped.

The current detached Oakwrights quadruple rear building is to be removed from sale and not included within the sale. However, if any potential purchasers would like to retain this building, we have sought planning permission for it to be relocated to the southwestern area of the current orchard ensuring full compliance whilst preserving the exact space and flexibility and functionality this exceptional ancillary accommodation provides. (360ft²) (Negotiations regarding this building are required separately depending on purchasers needs. As there would be associated works & cost to purchase and relocate.







LOCATION

Nestled in the beautiful Oxfordshire countryside between Witney and Oxford, South Leigh is an increasingly rare example of a village that has successfully retained its authentic rural character whilst offering exceptional connectivity. Surrounded by open farmland, ancient woodland and an extensive network of footpaths and bridleways, it provides an idyllic setting for families, professionals and those seeking a more relaxed countryside lifestyle without compromising convenience.

At the heart of South Leigh is a genuine and welcoming sense of community. The village enjoys an active social life centred around the historic parish church, village hall and a calendar of local events, creating the rare opportunity to become part of a traditional village environment where residents value both privacy and community spirit. Adding to the village's appeal is the renowned Mr Hanbury's Mason Arms one of five establishment across the UK a destination dining venue bringing a contemporary country atmosphere and exceptional hospitality to the village. Alongside this, Artists Residence provides a distinctive boutique hospitality experience, adding a creative and sophisticated dimension to village life. These unique establishments have helped enhance South Leigh's reputation as a sought-after Oxfordshire location, offering residents the rare pleasure of having excellent food, drink and hospitality quite literally on the doorstep.

A notable landmark is the magnificent St James the Great Church, with origins dating back to the 12th century. The church is celebrated for its exceptional medieval wall paintings, considered among the finest surviving examples in England, providing a fascinating link to the village's rich history and heritage.

The surrounding countryside offers an outstanding environment for outdoor pursuits, with miles of scenic footpaths, bridleways and country lanes winding through the Evenlode Valley and neighbouring villages including North Leigh, High Cogges and Eynsham where you can find the esteemed Estelle Manor. Whether walking, cycling, riding or simply enjoying the tranquillity of the landscape, South Leigh provides an enviable connection with the outdoors.

Despite its peaceful rural setting, the village is exceptionally well located. The thriving market town of Witney is close by, offering excellent shopping, independent cafés, Waitrose and restaurants, leisure facilities and everyday amenities. Oxford city centre is approximately twenty minutes away, while nearby 12 minute drive to Long Hanborough Station provides regular rail services to London Paddington, making this an ideal location for commuters seeking the best of both worlds.

South Leigh is also perfectly positioned for enjoying some of Oxfordshire's most desirable lifestyle destinations. The internationally renowned Estelle Manor, Soho Farmhouse, Daylesford Organic Farm Shop, Blenheim Palace and the Cotswolds are all within easy reach, offering an exceptional choice of fine dining, leisure and cultural experiences.

For families, the area is particularly appealing, with an excellent selection of highly regarded state and independent schools nearby.

State Secondary Schools

Nearby options include Bartholomew School, Eynsham (approximately 4 miles), one of Oxfordshire's most sought-after comprehensive schools with an excellent academic reputation and sixth form

provision, alongside Wood Green School and The Henry Box School in Witney, both offering strong academic, sporting and extracurricular opportunities.

Independent Schools

The village is ideally positioned for access to many of Oxfordshire's leading independent schools, including Cokethorpe School, The King's School Witney, St Hugh's School, The Dragon School, Oxford High School, Headington Rye, St Edward's School, Abingdon School, Radley College, Magdalen College School, St Helen & St Katharine, Our Lady's Abingdon (OLA), and Wychwood School. Within day school distances.

Key Distances & Connections

- Long Hanborough Station – 6.9 miles (London Paddington)
- Oxford Parkway Station – 9 miles (London Marylebone)
- Woodstock & Blenheim Palace – 9.3 miles
- Oxford City Centre – 12 miles
- Estelle Manor – 4.9 miles
- Diddly Squat Farm Shop & The Farmer's Dog – 14.5 miles
- Burford Golf Club – 11.8 miles
- Frilford Heath Golf Club – 11.9 miles
- Daylesford Organic – 23 miles
- Heathrow Airport – 53 miles (via M40)
- London Marble Arch – 63 miles (via M40/A40)
- Farmoor Reservoir Sailing – 11.9 miles
- Soho Farmhouse – 18 miles





Estelle Manor Photograph by Mark Anthony Fox

INFORMATION

Services, Utilities & Property Information

Flood Risk Low risk

Flood Zone 2: 56 metres

Flood Zone 3: 53 metres

Services: Solar panels.

Mobile & Broadband available. Speed varies across networks please check for yourselves, Advise that options of use of Starlink or Gigaclear for superfast broadband services.

Parking: 15 spaces to multiple driveways

Total Internal Floor Area: 6,540 ft²

Freehold | Council Tax Band F | EPC Band C

Note

It is essential all purchasers consult a qualified conveyancer or property solicitor or ask the agent to verify all the above details for themselves and check for any legal covenants, easements, and rights of way, and wayleaves. This property has two titles that make up the whole. ON254042 & ON 296757.

Directions

what3words.com: ///innovator.offerings.offerings

Postcode: OX29 6XG

Opening Hours

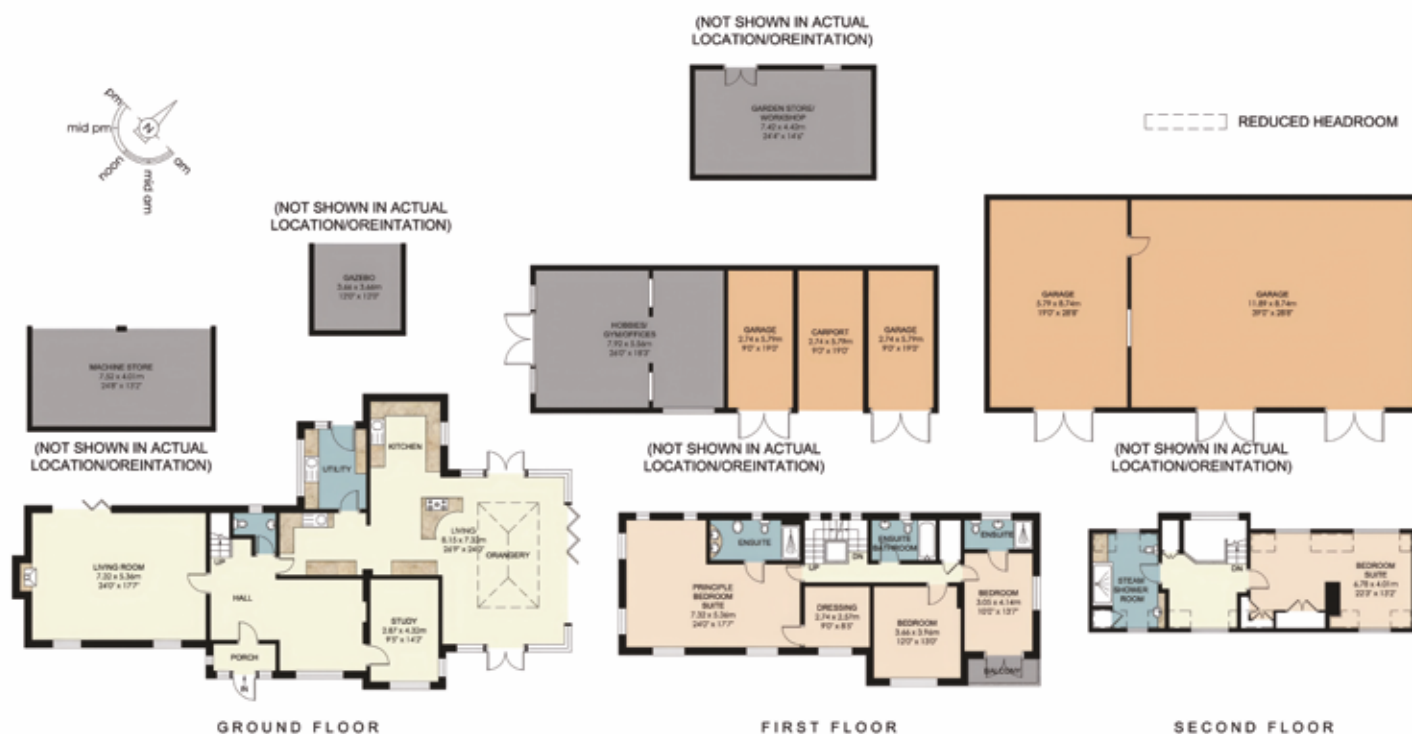
Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

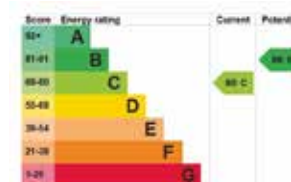


FIELD HOUSE, SOUTH LEIGH, WITNEY, OXFORDSHIRE OX29 6XG



APPROXIMATE GROSS INTERNAL AREA: 3401 sq ft, 316m²
OUTBUILDINGS: 3140 sq ft, 292m²
(INCLUDING THE DOUBLE/SINGLE GARAGE)
TOTAL AREA: 6540 sq ft, 608m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



GUY SIMMONS

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With a well-established career in Oxfordshire property, I began my journey in estate agency within the corporate sector before progressing to a leading independent sales and lettings agency, where I later became a co-owner and Director. My passion for both property and people has been at the heart of my career from the very beginning.

I have built a strong reputation for listening carefully to my clients' needs and tailoring my service to achieve the very best outcomes for their property journey. By championing open communication, honest advice and supportive guidance throughout the process, I have been fortunate to earn the loyalty of many long-standing clients, who continue to recommend me to friends, family and colleagues.

Joining Fine & Country in 2020 enabled me to offer clients the very best in local, national and international marketing exposure, combining innovative digital technologies with in-depth local knowledge and a genuine passion for the Oxfordshire community.

Based in South Oxfordshire, I have a keen interest in house renovation, travel and golf. Having moved home many times myself, I understand first-hand both the excitement and challenges that come with relocating. I am a passionate advocate for the exceptional lifestyle Oxfordshire offers and, although I enjoy travelling, I always return home to what I consider one of the country's true gems.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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