



STARVEALL FARM

Woodstock, Oxfordshire



AN IMPRESSIVE COUNTRY HOUSE WITH EXTENSIVE ANCILLARY ACCOMMODATION

Occupying a private position approached via a tree-lined drive, this substantial detached house provides exceptionally well-balanced accommodation extending to approximately 8,424 sq ft. In addition to the main house there is a separate annexe and detached two bedroom cottage. A wonderful setting with no footpath or Rights of Way.

			EPC
5-9	5-8	4-7	C / C
			

District council: West Oxfordshire District Council
Council tax: B, D, H
Tenure: Freehold
Services: Mains water and electricity. Private drainage. Biomass heating.

HISTORY

Whilst Starveall Farm has been thoughtfully configured for contemporary family living, with elegant, light-filled reception rooms and state-of-the-art amenities throughout, it is equally distinguished by its remarkable heritage.

Formerly part of the prestigious Blenheim Estate, Starveall Farm served as a vital satellite landing ground for the RAF during the Second World War. Its elevated position and naturally level plateau made it an ideal dispersal point for Spitfire aircraft from the Civilian Repair Unit at Cowley. Here, aircraft were armed, fitted with radio equipment and rigorously tested before returning to operational service. This extraordinary chapter in the property’s history adds a rare and compelling dimension to an already exceptional country home, seamlessly combining historical significance with refined modern living.

LOCATION

The property occupies an attractive rural position in West Oxfordshire, close to the popular market towns of Woodstock and Charlbury. Both provide a good range of day-to-day amenities, whilst Oxford offers a comprehensive selection of shopping, cultural and educational facilities.

The area is particularly well regarded for its excellent choice of schools, including The Dragon, Summer Fields, St Edward’s, Oxford High School, Headington School, Cokethorpe School, Tudor Hall and Kitebrook Preparatory School.

Communications are excellent, with rail services from Charlbury to London Paddington and from Oxford Parkway to London Marylebone, together with convenient access to the A44, A40 and M40.

The surrounding countryside provides exceptional opportunities for walking, riding and cycling, whilst Blenheim Palace, Soho Farmhouse, Daylesford and the wider Cotswolds are all within easy reach.

This sought-after location combines the appeal of rural living with excellent accessibility, making it particularly attractive for both families and commuters.



THE PROPERTY

The house combines elegant reception rooms with excellent family living space and is surrounded by established gardens with views over the surrounding countryside.

The principal reception rooms enjoy attractive views over the gardens, whilst the impressive kitchen/dining room forms the heart of the house and provides a superb space for both everyday family life and entertaining. A separate bar room, reception hall and office provide further flexibility, and the arrangement and layout of the accommodation is particularly well suited to modern family living.

The reception hall sits at the centre of the house and provides access to the principal reception rooms. The drawing room is well proportioned and enjoys views over the gardens, whilst the adjoining bar room creates an excellent entertaining space. A separate office provides a practical home-working environment.

The kitchen/dining room extends to almost 37 ft in length and forms the focal point of the house. Fitted with a comprehensive range of cabinetry and centred around a large island unit, the room provides generous dining and seating areas with direct access to the terrace and gardens. Beyond are a utility room and boot room providing practical day-to-day accommodation.







The bedroom accommodation is arranged over the first and second floors. The principal suite is particularly impressive, comprising a substantial double bedroom with a dressing area and large en suite bathroom. Two further bedroom suites are located on the first floor and are served by their own bath or shower facilities.

The second floor provides two additional bedrooms and bathrooms, creating comfortable accommodation for family members and guests. The arrangement of the upper floors provides flexibility for a variety of requirements whilst maintaining a strong sense of separation between the principal and secondary bedroom accommodation.







DUKES COTTAGE & SEPERATE ANNEXE

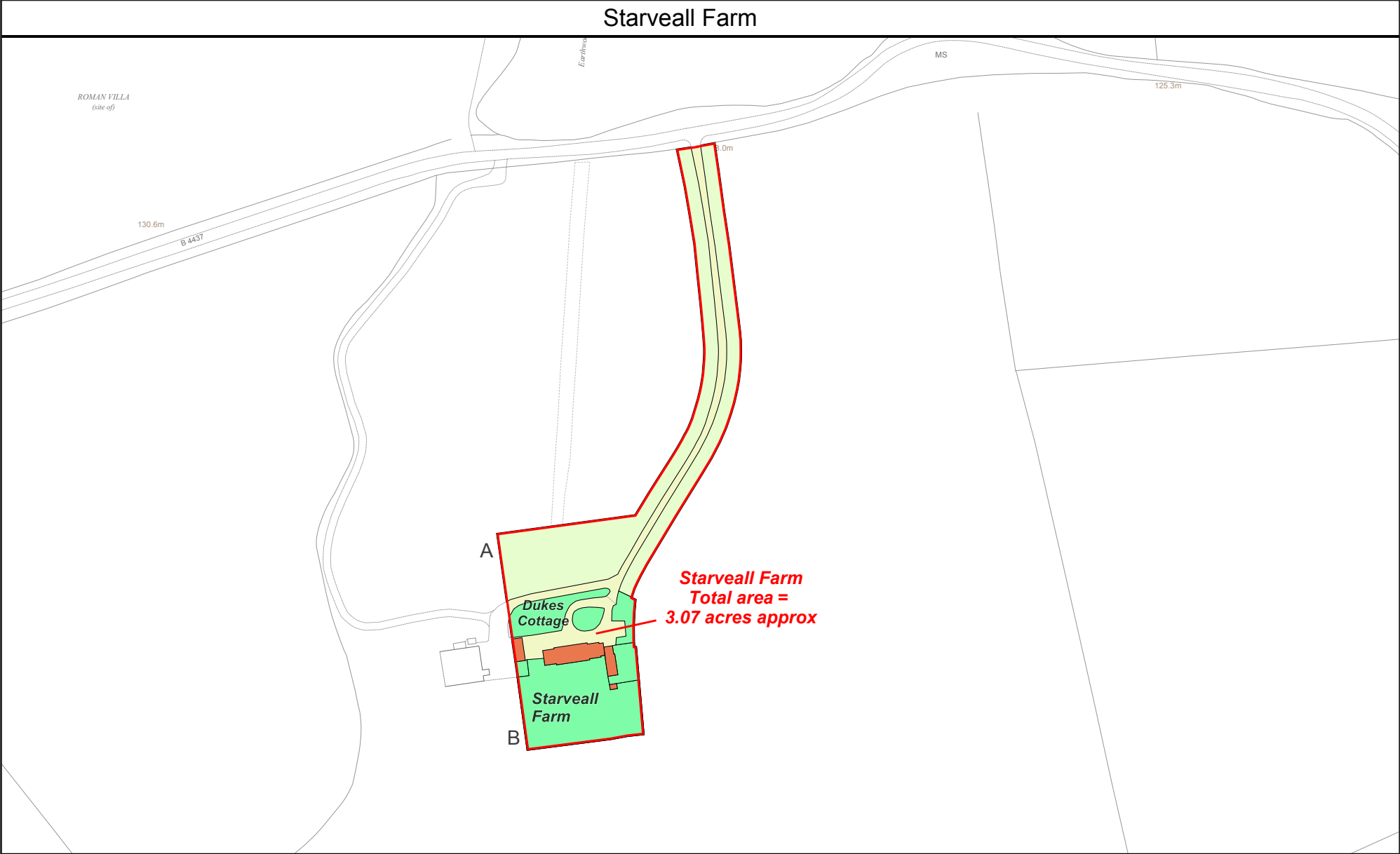
A particular feature of the property is its highly versatile accommodation. Attached to the main house is a two bedroom annexe which could easily be connected internally, if desired. Arranged over two floors, the annexe provides excellent ancillary accommodation, including two reception rooms, a kitchen/ dining room, and a private, enclosed garden. Dukes Cottage is a completely independent, detached two bedroom cottage situated on the far side of the main house. Currently let, it generates a healthy rental income and offers excellent potential for continued investment or guest accommodation. In addition, there is a triple garage with extensive storage space above. Overall, the flexible layout and range of accommodation make the property ideally suited to multi-generational living, guest or staff accommodation, rental income opportunities, or those seeking additional workspace separate from the principal residence.



GARDENS & GROUNDS

A tree-lined drive approaches the house and creates an impressive sense of arrival. The gardens surround the house and are principally laid to lawn with mature trees and established planting. Adjoining terraces provide excellent areas for outdoor dining and entertaining, whilst the wider setting enjoys attractive views across the surrounding countryside.





Development Services Ltd Preparation 5, Glenmore Business Park d Road ury SP2 7GL nprep@lds-survey.co.uk		Boundary A-B Indicitive (subject to survey)		Date: 08:07:26 Drawn By: BR Scale: 1:2750 @ A4 Plan Ref: 21509			
				Title Starveall Farm			
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Dukes Cottage
First Floor



Dukes Cottage



Garage Ground Floor



Garage First Floor



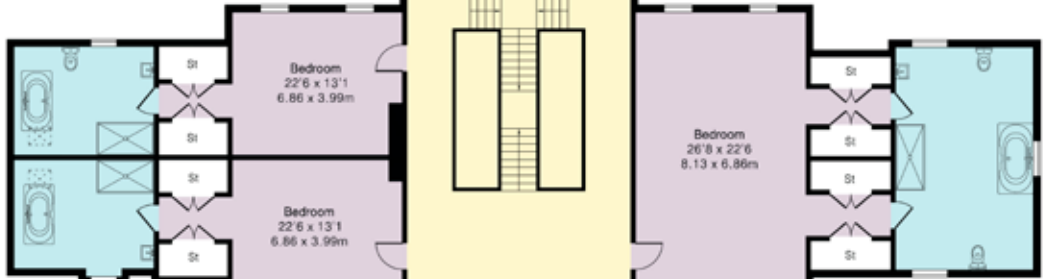
Annexe
First Floor



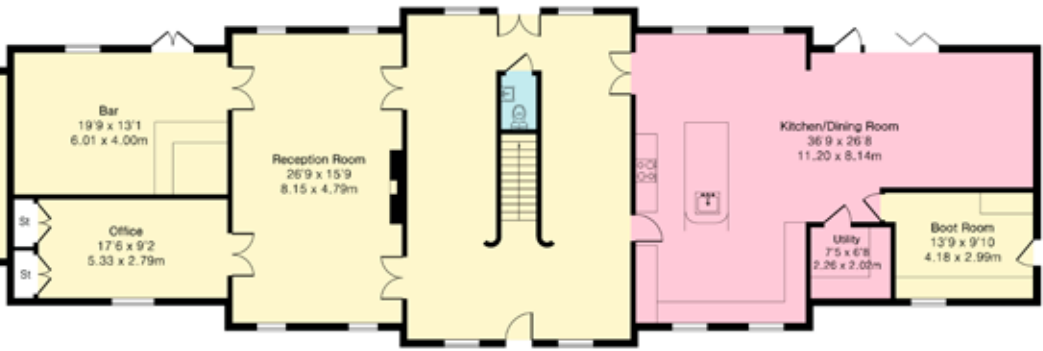
Annexe
Ground Floor



Second Floor



First Floor



Ground Floor

Approximate Gross Internal Area: 5949 sq ft - 553 sq m
(Excluding Annexe)
Ground Floor Area: 2419 sq ft - 225 sq m
First Floor Area: 2330 sq ft - 216 sq m
Second Floor Area: 1200 sq ft - 112 sq m
Annexe Ground Floor Area: 694 sq ft - 64 sq m
Annexe First Floor Area: 524 sq ft - 49 sq m
Approximate Gross Internal Area: 2554 sq ft - 237 sq m
Garage Ground Floor Area: 726 sq ft - 67 sq m
Garage First Floor Area: 571 sq ft - 53 sq m
Dukes Cottage Ground Floor Area: 685 sq ft - 64 sq m
Dukes Cottage First Floor Area: 572 sq ft - 53 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.

We would be delighted
to tell you more.

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