



## Brookfield House Ford Lane, Frilford Heath, Oxfordshire, OX13 5NT

£4,000 PCM - 1st May 2026.

- Six-bedroom detached property
- Double Garage
- Peaceful rural location
- Oil Heating
- Cold Water Swimming Pool
- EPC rating E, Council Tax Band G

# Brookfield House Ford Lane, Frilford Heath OX13 5NT

Exceptionally spacious six-bedroom detached property is set in a peaceful rural location, extensive gardens and an outdoor cold-water swimming pool. The ground floor offers a well-equipped kitchen with cooker, fridge/freezer, and dishwasher, alongside a utility room with washing machine. There is a generous sitting/dining room, a third reception room providing living space, and a cloakroom. On the first floor, the master bedroom features fitted wardrobes and an en-suite bathroom with a shower and bath. There are three additional double bedrooms, all with fitted wardrobes, a family bathroom with shower and bath, and a separate WC. The second floor comprises two further bedrooms and an additional bathroom. Oil heating. Double garage. EPC rating E, Council Tax Band G.

The Ofcom Broadband Checker states there is:

- Ultrafast broadband has download speeds of greater than 300Mbps

When an application is agreed a holding deposit will be required of a maximum of one weeks rent



Council Tax Band: G



**Approximate Gross Internal Area 4065 sq ft - 378 sq m  
(Including Garage)**

Ground Floor Area 1960 sq ft – 182 sq m

First Floor Area 1408 sq ft – 131 sq m


Second Floor Area 697 sq ft – 65 sq m







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>66</b>
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Directions

Within close proximity to Oxford city centre, with direct mainline access to London Paddington from Didcot Parkway, and conveniently located near Frilford Heath Golf Club.

### Viewings

Viewings by arrangement only. Call 01235 514267 to make an appointment.

### Council Tax Band

G