



SINGE FARM HOUSE

RAMSDEN, OXFORDSHIRE



AN EXCEPTIONAL COTSWOLD COUNTRY HOUSE WITH A VERSATILE BARN, LANDSCAPED GARDENS, PADDOCKS, AND FAR-REACHING COUNTRYSIDE VIEWS.

ACCOMMODATION

Main House

Ground Floor: Entrance hall | Dining room | Drawing room | Sitting room | Kitchen/Breakfast room | Utility room | Pantry | Cloakroom and WC

First & Second Floors: Principal bedroom with ensuite bathroom and dressing room | 4 further bedrooms (two with en suites) | Family bathroom

Barn

Office/Gym | Potential secondary accommodation | Bathroom

Garden & Grounds

Gravelled 'In and Out' driveway | Lawns | Formal gardens | Patio areas | Woodland | Summerhouse | Double garage | Woodland pathway
Paddock | Mature trees | Orchard | Ample parking

In all about 4.23 acres

For Sale Freehold

SITUATION

Ramsden is a small, picturesque village in West Oxfordshire, nestled on the edge of the Cotswolds Area of Outstanding Natural Beauty. Surrounded by gently rolling countryside, farmland, and woodland, it offers a quintessential English rural setting defined by honey-coloured Cotswold stone cottages, quiet lanes, and open green spaces.

At its heart sits the parish church of St James, a charming medieval stone building, while traditional houses and converted farm buildings line the surrounding streets. The village pub, The Royal Oak, also occupies a central position and is a well-regarded hub of village life.

Nearby Charlbury offers with a well-regarded primary school, library, and a range of clubs and societies, alongside a thoughtful mix of independent shops. The town is especially known for its pubs, The Bull and The Bell. Beyond Charlbury, the neighbouring towns of Chipping Norton, Witney, Burford, and Woodstock provide an excellent selection of amenities, boutiques, and restaurants.

The area is especially well served for leisure and wellbeing, with Estelle Manor and Soho Farmhouse closeby for spa, dining and social occasions, while Daylesford Organic and The Bamford Club offer destination shopping, cafés and wellness facilities.

Ramsden is very well connected, with Charlbury Station just a short drive away (3 miles), offering direct services to London Paddington (from 1 hour 9 minutes).

Educational provision is excellent, with a wide selection of highly regarded Oxford schools within easy reach, including the Dragon, Summer Fields, St Edward’s, Headington Rye and Magdalen College School. Leading independent schools such as Radley, Tudor Hall, Bloxham, Cokethorpe and Kitebrook are also nearby, alongside strong state secondary options in Chipping Norton and Burford.

Distances: Charlbury Station 5 miles, Estelle Manor 4.5 miles, Witney 3.7 miles, Woodstock 10 miles, Chipping Norton 11 miles, Burford 13 miles, Soho Farmhouse 13 miles, Daylesford & The Bamford Club 13 miles, Oxford 20 miles, Central London 72 miles. (Distances and times approximate)



SINGE FARM HOUSE

Singe Farm House is an exceptional newly built Cotswold stone farmhouse, designed with elegant Georgian-inspired proportions and finished to an exacting standard throughout. Extending to nearly 6,000 sq ft including outbuildings, the property combines timeless architectural symmetry with the highest quality contemporary craftsmanship.

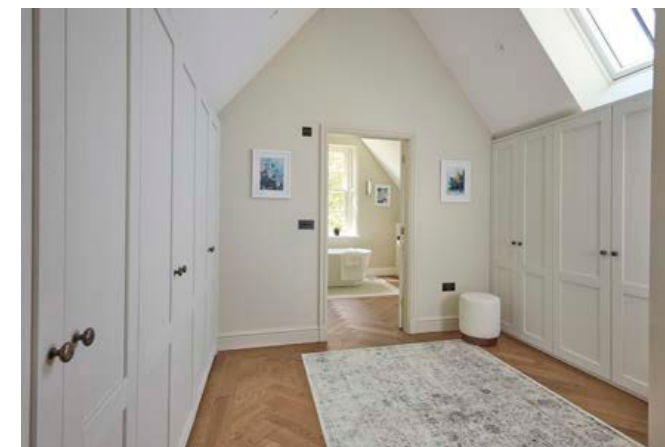
The ground floor offers a superb balance of formal and informal living. The impressive drawing room is situated on the south-west side of the house, featuring a large stone open fireplace, wood-panelled walls and beautiful oak parquet flooring, with numerous French doors opening out onto the gardens and allowing natural light to flood the space. The sitting room, also with wood panelling and wooden floors, enjoys a charming three-bay French door opening out onto a patio area and flows seamlessly through to the hallway.

On the opposite side of the hall, the kitchen forms the heart of the home, centered around a substantial island and equipped with top-of-the-range appliances, including an Aga. A separate pantry, complete with an additional cooker and attractive paned glass detailing, provides both practicality and visual interest. Beyond the kitchen is an impressive dining room, a glazed room with large sliding doors that open fully to create a seamless indoor-outdoor setting, ideal for summer entertaining.

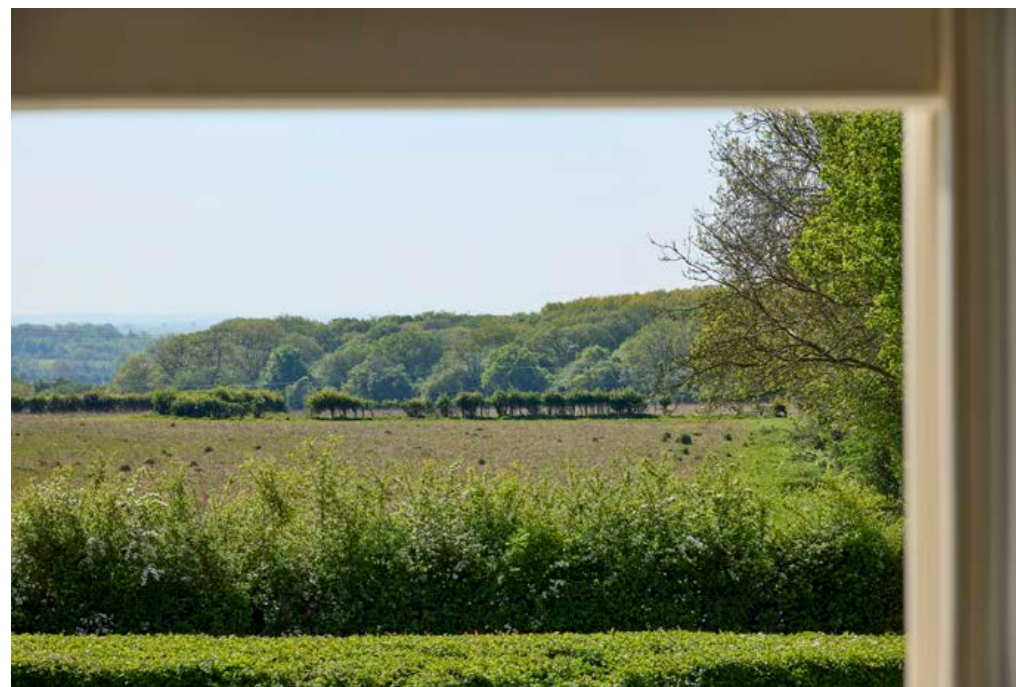
On the opposite side of the kitchen, a well-considered suite of ancillary spaces includes a spacious boot room, utility room and cloakroom, perfectly suited to country living.







Upstairs, the bedroom accommodation is generous and well-arranged across two floors, including an impressive principal suite with dressing room and en suite, alongside four further double bedrooms. Two of these benefit from en suite bathrooms, with a well-appointed family bathroom serving the remainder. Each bedroom also features built-in cupboards, providing excellent storage throughout.





BARN

The barn offers highly versatile additional space, with scope to be used as secondary accommodation, already fitted with a bathroom, or alternatively as a home office, gym, yoga studio or creative space. Constructed as a charming timber-framed building with a traditional tin roof, it blends beautifully with the main house and sits naturally within the surrounding grounds, enhancing the overall character of the property.



GARDEN & GROUNDS

Singe Farm House is approached via a quiet country lane, opening onto an ‘in and out’ driveway bordered by smart estate fencing, leading to a generous gravel parking area at the front of the house, framed by beautifully stocked raised beds that enhance the property’s attractive setting.

Following the drive to the right, there is a double garage with additional parking, while to the south lie generous patios, lawns, a small orchard and a large field bordered by woodland, ensuring excellent privacy. A path runs around the perimeter of the property through the woodland boundary, leading to a summer house perfectly positioned to enjoy exceptional views over the surrounding rolling countryside.





Approximate Gross Internal Area
Main House = 447 sq m / 4,811 sq ft
Garage = 39 sq m / 419 sq ft
Outbuildings = 70 sq m / 753 sq ft
Total Area = 556 sq m / 5,983 sq ft

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.

PROPERTY INFORMATION

Services: Air source heat pump. Split phase electricity. Sewage Treatment plant and soakaways. All are under warranty and future proofed. Ajax Intruder alarm and BT broadband.

Fixtures & Fittings: All items known as fixtures and fittings are specifically excluded from the sale but may be available by separate negotiation.

Local Authority: West Oxfordshire District Council - 01993 861000.

Council Tax: Band E.

EPC Rating: Band B.

Rights of Way: There are no rights of ways or footpaths over the property.

Listing: The property is not listed.

What3words: what3words: ///pint.alternate.taster

Viewing: Strictly by prior appointment with sole agents Knight Frank.

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