






COURT FARM HOUSE FRITWELL, OXFORDSHIRE

An elegant and versatile Cotswold stone property, spectacular barn conversion, a separate flat and wonderful gardens near Oxford schools and destination venues.

			EPC
7-9	5-6	4-5	C + E

Local Authority: Cherwell District Council

Council Tax band: H

Tenure/listing: Freehold /Grade II

Services: Mains water, Electricity and drainage, Wood pellet boiler



LOCATION

Fritwell is a highly sought-after conservation village, ideally located for easy access to Oxford and the M40 as well as the bustling market towns of Banbury and Bicester. Soho Farmhouse, Estelle Manor, RH England, Bicester Village and Silverstone are closeby. The village features a mix of well-preserved 17th-century stone houses and cottages and more recent developments. The village benefits from a notable church, a local butcher and general store combined, and a well-regarded primary school, all contributing to the vibrant community atmosphere and convenience of village life.





THE PROPERTY

Court Farm House is a substantial and attractive Cotswold stone farmhouse offering beautifully proportioned accommodation arranged over three principal floors, complemented by a separate flat, spectacular barn conversion, outbuildings, mature gardens and paddock. The house combines period character with versatile living space, making it ideal for modern family life, multigenerational living or those seeking a country house with ancillary accommodation.

Believed to date from the 17th and 18th centuries, the house displays classic farmhouse architecture with mullioned windows, Victorian apsidal conservatory, exposed stonework and excellent ceiling heights. The accommodation extends to approximately 5,801 sq ft, including a separate two bedroom flat with additional detached 972 sq ft barn.





THE PROPERTY

The front door opens into a welcoming entrance hall with a spiral staircase and access to the principal reception rooms. These include an elegant drawing room and sitting room, enjoying attractive outlooks over the gardens and featuring period detailing and fireplaces. An elegant study at arms length from the hub of the house provides an ideal home office or library.

At the heart of the house lies a large kitchen/breakfast room, well-suited to everyday family living and entertaining, with direct access to the gardens. The dining room, together with a large pantry, boot room and extensive storage, ensuring excellent practicality for a farmhouse. The bedroom accommodation is arranged over the first and second floors and is both flexible and extensive. The principal bedroom suite enjoys generous proportions with views over open countryside, with several further bedrooms all served by bathrooms. The upper floors offer scope for guest accommodation, teenagers' suites or playroom/music room. A particular feature of Court Farm House is the detached barn conversion, which provides excellent additional space and income generating rental asset. Equally, it could lend itself to secondary accommodation, a home office, studio or leisure use.



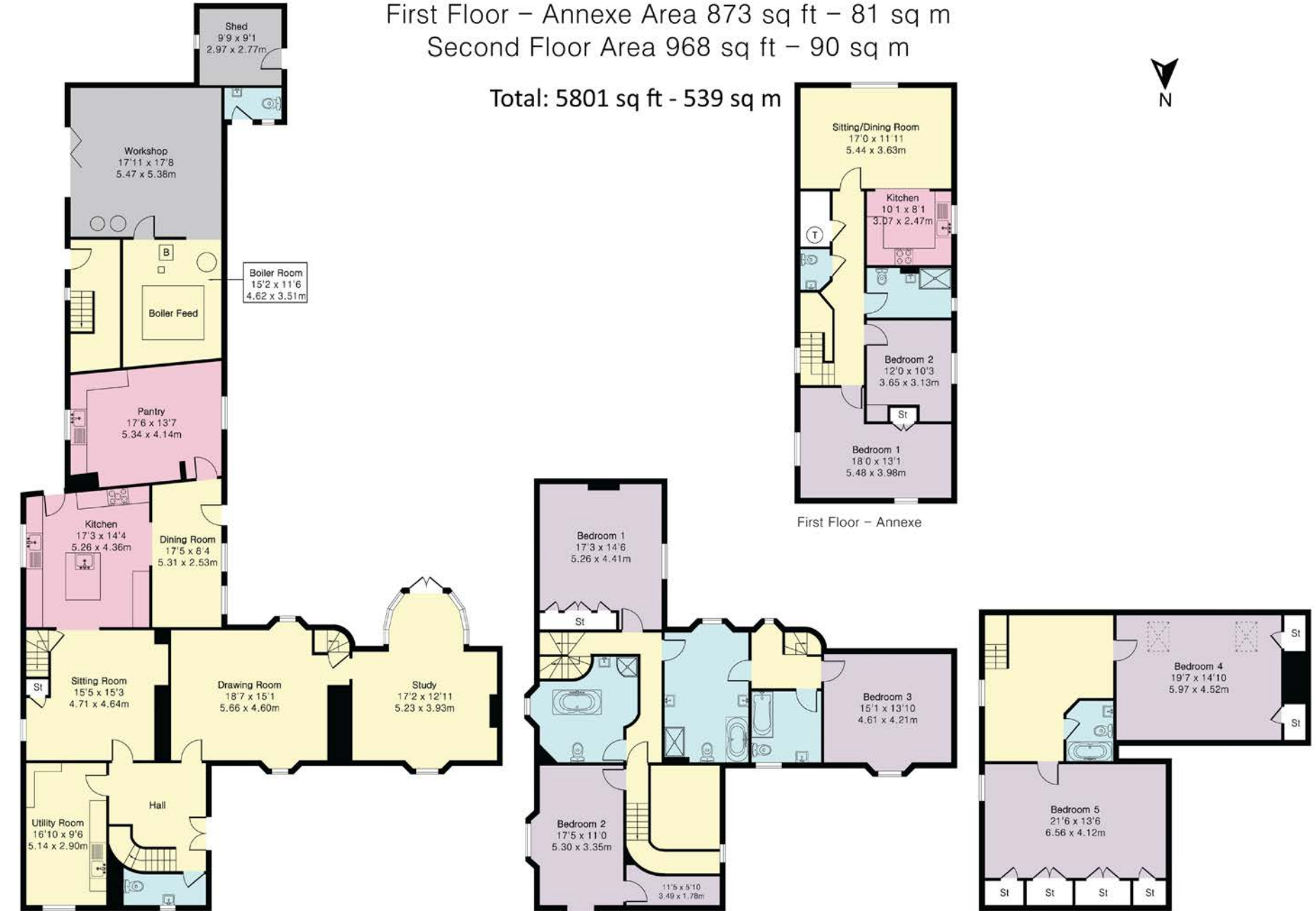


OUTSIDE

The property has a workshop, carport, boiler room and further outbuildings, offering ample storage and practicality for rural living. The gardens are a delight and have been thoughtfully laid out to complement the house. Lawns are interspersed with mature trees, flowering borders and established planting, creating a sense of privacy and seclusion. There are several areas ideal for outdoor entertaining, with the gardens enjoying a pleasant outlook over open countryside with views to the church.

Ground Floor Area 2607 sq ft – 242 sq m
 First Floor Area 1353 sq ft – 126 sq m
 First Floor – Annexe Area 873 sq ft – 81 sq m
 Second Floor Area 968 sq ft – 90 sq m

Total: 5801 sq ft - 539 sq m

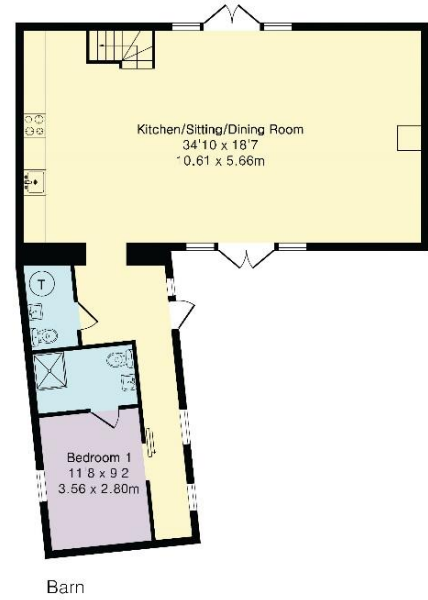
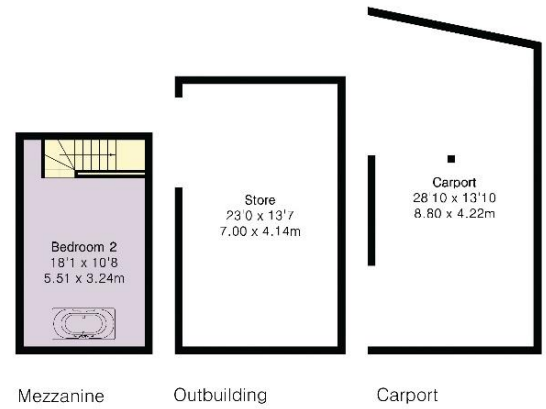


Approximate Gross Internal Area 1475 sq ft - 137 sq m

Barn Area 971 sq ft – 90 sq m

Mezzanine Area 192 sq ft – 18 sq m

Outbuilding Area 312 sq ft – 29 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. (ID767266)



Harry Sheppard

01865 264 879

harry.sheppard@knightfrank.com

Knight Frank Oxford

274 Banbury Road, Summertown

Oxford, OX2 7DY

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated <Particularsdate>, Photographs and videos dated <Photodate>. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

