



Owlscoote Farmhouse  
High Street | Upton | Didcot | Oxfordshire | OX11 9JE

# OWLSCOTE FARMHOUSE



*Grade II Listed former farmhouse blending traditional character with contemporary modern living, set within 0.5 acres of mature gardens. Offering versatile approx. accommodation of 4,600ft<sup>2</sup> with 4/5 bedrooms, 5 reception rooms and 2/3 bathrooms, ideal for family living, entertaining or home working. A rare opportunity combining historic charm, flexible space, privacy and modern enhancements throughout. Didcot station 10 minutes' drive. London 38mins. excellent schools. There is a specific cycle track to Didcot.*



# STEP INSIDE

## Accommodation Summary

Owlsote Farmhouse is an exceptional country home of considerable character and provenance, elegantly combining the timeless appeal of its 17th-century origins with the practicality and refinement of contemporary family living. The original farmhouse, believed to date from the mid-1600s, has an attached impressive barn, creating a residence of remarkable scale and versatility. Commanding a distinguished position at the end of Upton's historic High Street, opposite Upton Manor, the property enjoys an enviable setting within one of Oxfordshire's most desirable villages, surrounded by rolling countryside and far-reaching rural vistas.

The farmhouse itself is rich in architectural heritage, being grade II listed, showcasing a wealth of original features including exposed beams, leaded windows, and traditional fireplaces, all of which contribute to its warm and inviting atmosphere. There is a seamless transition between period traditional character and contemporary modern no more so than in the kitchen living room with modern kitchen and appliances, with island and traditional feature natural brick and timbered walls, a natural well feature with glass cover and lighting. The property has been vastly improved by the current owners maintaining the period character and carefully adding modern technology and updating all the utilities, Heating system, electrical, and plumbing, and mains drainage, the accommodation is both generous and versatile, arranged to suit family life as well as more formal entertaining. The large ground floor barn room can accommodate the largest of family gatherings, while the renovated new open plan kitchen living room has a split level and double opening doors to this room, forming an exceptional space as the heart of the home, combining functionality with rustic charm.

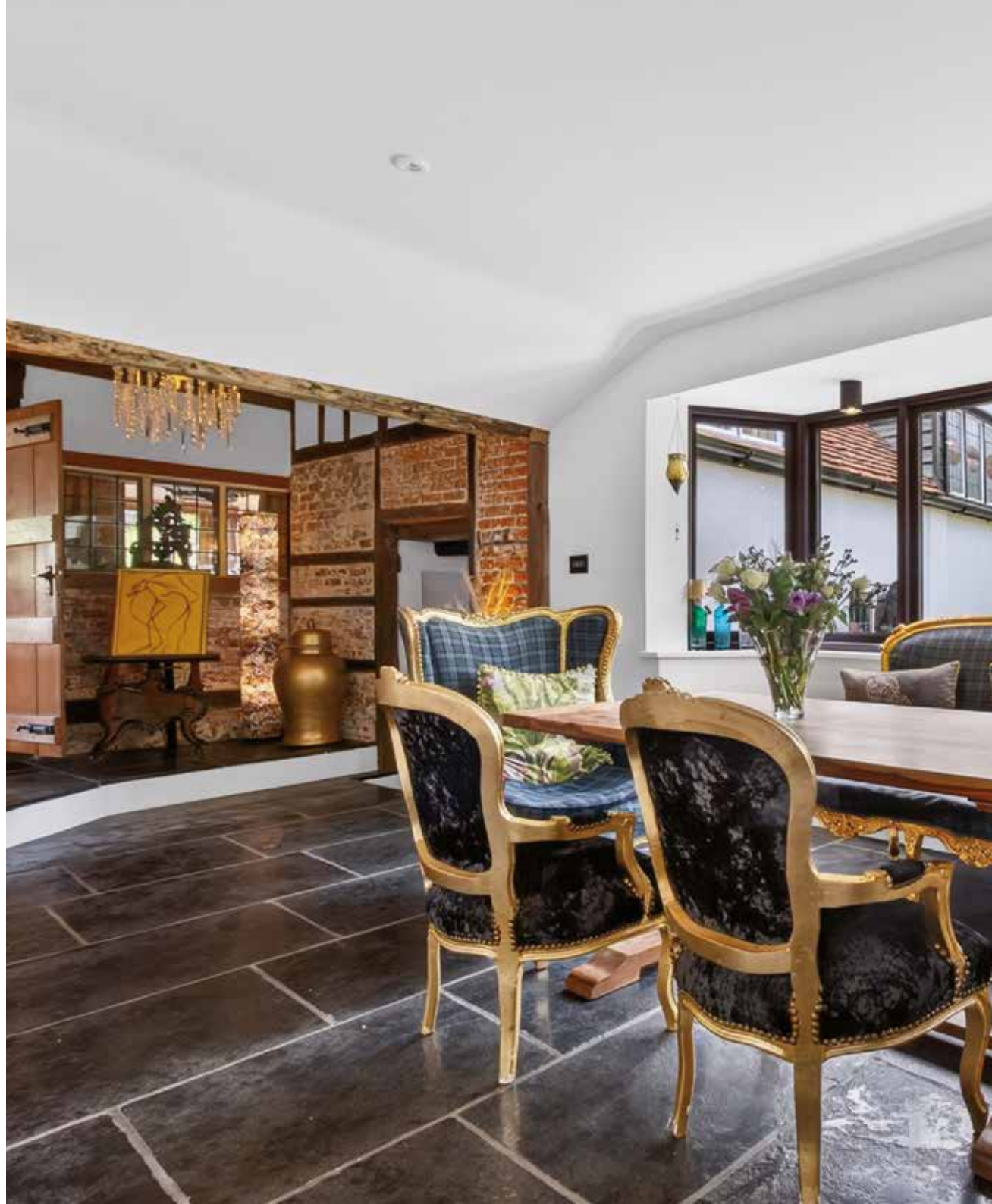
Upstairs, the bedrooms provide comfortable and well-balanced accommodation, with attractive timbered walls, the principal suite above the main barn offers a particularly appealing spacious retreat, this room has flexible plumbing installed to allow the new owner to personalise the room to their needs. Complemented by three double additional bedrooms one with ensuite shower room, and full family bathroom suite on half landing. These rooms are all doubles and can flex to suit family and guests, or home working requirements.

Externally, the grounds are a notable feature, with mature gardens, lawns, and traditional listed building, shed, and summerhouse outbuildings. There is space subject to planning for a carport/garage log store, and ample parking off road, to front and within gated private driveway. Immediately outside the conservatory there is an area for large table and outdoor dining, a front walled garden. And large rear garden. There are also separate double gates that give access to the rear garden ideal for access to place a motorhome, boat, or cars.

Owlsote Manor Farmhouse represents a rare opportunity to acquire a home of genuine character in an unspoilt and highly desirable countryside location. Yet close to all main road networks and Didcot trains to Paddington in 38 minutes. Close to Harwell science centre, Milton Park, and access to A34 /M4. Strong educational options are abundant locally with Oxford, and Abingdon nearby.









### Ground Floor

The main front door is accessed from the pathway from walled front garden. This door gives access to the main reception hall with quarry tiled floors, and feature fireplace with log burner, timbered oak framed walls and ceilings, beautiful leaded windows, and period oak braced doors with wooden cambridge latches. These features continue throughout the period main house. There is a cupboard which houses a pressurized water tank, and heating system. This spacious hall is really a room and central to the original period property. Doors lead from this reception hall to library room, snug room, kitchen/dining/living room, a further door leads to half landing with full luxury bathroom suite and three first floor double bedrooms one with ensuite shower room.

### Library room

A door to our left leads to the double aspect sitting room with traditional period wooden floor and half panelled walls, leaded windows, and feature fireplace. Cat 5 hardwired outlets are distributed throughout the property.

### Snug

A door to the right from reception hall leads to this double aspect cosy Snug has a window seat that looks across to the separate land with summerhouse, and Daisy the Cow, again, with all the same attributes and period character, quarry tiled floor and inglenook fireplace, with former bread oven and an original corner cabinet.

### Utility/Cloakroom

From reception hall a door leads through into the other half of the property. A particularly attractive entrance into the kitchen, dining and living room has exposed natural brick and timbered walls. to the immediate right is a utility room with tiled floors, base and wall units and cupboards, and sink and worktop, and space for washing machine and under counter tumble-dryer. There is a separate designer bespoke cloakroom with wc, heated towel rail, and bespoke ash shelf with gold mixer tap and stone sink.

### Study /games, or bedroom 5.

At the dining room end of the kitchen from the reception hall. and to our left at lower ground floor level with a few steps down is a deceptively long and deceptive room. With windows to side and rear gardens. This room has hardwired Cat 5 as is used for gaming, but easily converts to office or bed five on occasions.

### Kitchen/dining/living

The dining and kitchen area has modern black limestone tiled floors all the way through the kitchen area beyond the island unit to two steps that transition us to a living area with new carpeted flooring, a great space to relax, or watch TV or have a cinema screen, or listen to the jukebox (not included in sale) Together with the ground floor of the barn provides a spectacular volume and fantastic entertaining space.

### Dining area

This space is to one end of the kitchen with space for a large dining room table and chairs with long bay window to side garden and radiator.

The conservatory is accessed from the dining room end of the kitchen. with patio doors to outdoor area for al fresco dining.

### Kitchen

Modern kitchen with base cupboards with Quartz worktop and integrated appliances with two eye level ovens by Neff, one with hide and slide door. integrated fridge and freezer by Samsung, with large island with induction 4 burner hob by Shott with Bora extraction. There is a matt finished gold Belfast sink with Quooker hot tap, and meile dishwasher. The island unit has large draws cupboard storage and wooden sepele worktop with natural light from rooflight above. There has been clever use of lighting throughout the property and especially in the kitchen to offer subtle and bold and calm coloured choices of lighting options under island unit above cupboards and in recessed shelving to wall. A walk-in Pantry also provides tremendous further storage. A special feature is the lit natural well.

To the far end of this kitchen is a large newly carpeted room that seamlessly adjoins via double doors the amazingly spacious principle Living room (former barn) This room offers a great space for a multitude of options. As part of overall ground floor accommodation.





# SELLER INSIGHT

“ When I first discovered Owlscoote Farmhouse, it immediately stole my heart. Although the house had stood empty for more than eight years and needed considerable care, I could see beyond the work required. Beneath the weathered exterior was a house with history, character and soul, waiting to be brought back to life.

Over the past eight years, it has been a privilege to restore Owlscoote with respect for its past while creating a warm and comfortable family home. The house deserved to be protected, its history honoured, and its wonderful spaces enjoyed once again.

Today, Owlscoote is a home full of atmosphere. In winter, the library becomes one of my favourite rooms, with classical music playing, the open fire lit and the feeling that the house is quietly breathing again. Guests arrive through the front garden, past the Christmas tree, into a welcoming hall with the glow of the log burner beyond. The snug, with its inglenook fireplace, ancient beams, candles and old corner cupboard, feels like the perfect place to share a glass of port with friends.

It is a house made for both peaceful moments and joyful gatherings. We have had wonderful parties here, with friends, family and neighbours filling the kitchen, spilling through the conservatory into the garden, dancing by the jukebox and gathering around the island. The house has always seemed to welcome people in.

What makes Owlscoote so special is the way it brings together two worlds. There is the charm and romance of the 17th-century farmhouse, with stone floors, wooden boards, beams, fireplaces and cosy corners. Alongside this sits the ease and comfort of modern living, with generous open spaces, contemporary appliances and thoughtful details.

Perhaps the most striking example of this is the medieval stone well, once part of the open courtyard between the house and barn. It now sits at the heart of the kitchen, preserved beneath a glass panel set into the floor and softly illuminated from within. It is both a beautiful historic feature and a remarkable source of ambient light, perfectly capturing the way Owlscoote honours its past while embracing modern family life.

For me, the magic of Owlscoote lies in its contrasts. It can be grand, historic and full of life, yet also deeply peaceful and intimate. One of my favourite moments is simply lying in the bath, the stained-glass windows open, a glass of bubbles beside me, looking out across the garden and feeling completely at peace.

Owlscoote is not just a house that has been restored. It is a home that has been loved, lived in, and given its soul back.\*

\* 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.



### Living room

(attached former Barn) is connected to the rear of the property and has double doors to the kitchen this is a luxury space with such flexibility. There is fantastic space to accommodate a lounge to one end with a large TV area for relaxing, then a more formal dining area which would comfortably accommodate the largest of formal dining tables. For those wonderful Christmas family gatherings. if required and still further space. For a third area.

### First floor (barn)

There is a separate staircase from this room to the fabulous and spacious principal bedroom, which is still work in progress as this can be re designed to suit the new owners. This room has a wooden floor, timbered walls and attractive authentic period windows with stained glass. This room is the same footprint as the vast barn living room below, with pitched roofline, so offers the potential to have double bedroom, dressing room, and luxury bathroom. The plumbing is flexible for personal preferences for incoming owners.

### First Floor Main House

The main house has beautiful internal wooden oak braced period doors, with wooden cambridge latches, leading from the entrance hall is one of these doors and a few steps lead up to a half landing.

### Half landing area

where an oak staircase and a galleried mezzanine landing look down, from this landing a door leads to the beautifully appointed full bathroom suite with mosaic stone flooring, recessed lighting, and two windows one having attractive stained-glass detail. A freestanding modern shower and freestanding bath. A designer wall mounted sink unit and round mirrored cabinet, and WC, and traditional radiator, and integrated heated rails. Tasteful subtle low-level lighting enhances the ambiance.

### Landing

From half landing just seven more steps lead up to the first-floor landing where we can find three further double bedrooms, with timbered walls and original windows, radiators, leaded windows, one having a fresco on ceiling, with ensuite shower room with stone flooring corner shower, WC, and basin. There are two additional good sized double bedrooms, one being double aspect that both benefit from the luxury full bathroom suite on the half landing.













# OUTSIDE

---

## The front outside

There is a gravelled driveway parking to the right-hand side front of property. With attractive planted borders to one side, but a further double gated driveway again gravelled for parking privately. To side of Barn.

Additional separate garden opposite with walled boundary and large tree and summerhouse. Lawned. But home to both Daisy the cow and Barrrrbara the sheep, ensuring Owlsote Farmhouse is as well-suited to families as it is to professionals or downsizers. Due to its convenient location. A unique opportunity to reside in a home that balances rural charm and traditional character with contemporary comfort and convenience. And very accessible location for all your family's needs.







## LOCATION

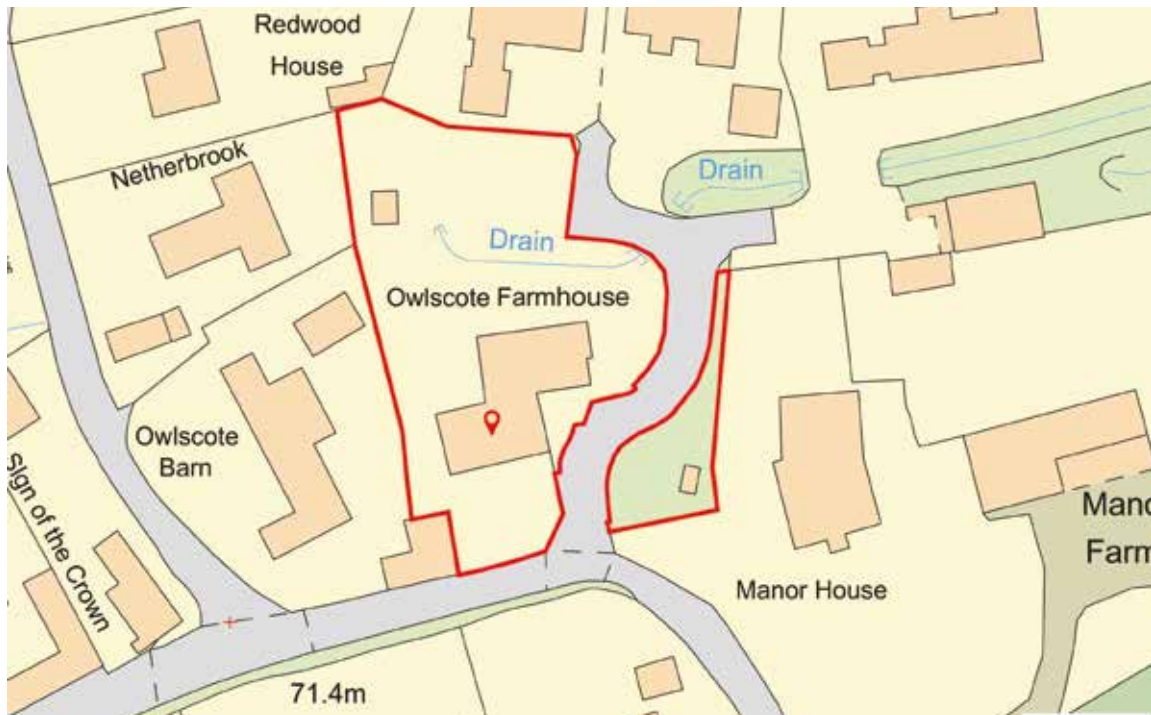
---

Upton is a pretty Oxfordshire Village, with many period and picturesque building and properties. Its location is enviable just 3.5 miles and 10 minutes' drive to Didcot Parkway train station with onward journey of 38 minutes to Paddington, Abingdon 10 miles and Oxford 17.2 miles to the North. Reading is 20 miles to the south west. The nearby Milton Park, Diamond, and Harwell science Campus are all within 15 minutes' drive. And Golf at both Hadden hill Didcot and Goring and Streatley just 7 miles to the west. Upton has its own public house "The George a short walk, and in nearby Blewbury Village also Savages garden centre with café and bakery, as well as two further pubs. The Red Lion, and Fleur de Lys. These pubs serve good food and have accommodation.

Education in the area is first-class, with an impressive selection of both state and independent schools. The Manor Preparatory School, Europa School, St Helen and St Katharine's, Cokethorpe and St Hugh's, and The Unicorn School. – Best Independent Schools Nearby Moulsoford Prep School – Cranford School Abingdon school



# INFORMATION



## Services, Utilities & Property Information

Utilities - Main's water, Electricity and Mains drainage are all connected  
LPG gas and electric heating.  
Mobile Phone Coverage 4G mobile signal is available in the area we advise you to check with your provider 5G poor  
Broadband Availability and speed  
Superfast 30 - 100Mb/s. 100%  
Starlink satellite broadband services and Gigaclear are alternative options. That can provide ultra-fast broadband services.  
Tenure - Freehold

Local Authority: Vale of The White Horse District Council.  
Council Tax Band: G £ 4398.43

## Flood Risk

Flood Zone 2: 0 metre  
Flood Zone 3: 0 metres  
High Risk Surface Water Flooding: 25 metres  
Medium Risk Surface Water Flooding: 19 metres  
Low Risk Surface Water Flooding: 7 metres



## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01865 953244 - 07879407697

## Website

<https://www.fineandcountry.co.uk/oxford-abingdon-and-wal1ingford-estate-agents>

## Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm  
Saturday - 9.00 am - 4.30 pm  
Sunday - By appointment only

# OWLSCOTE FARMHOUSE, HIGH STREET, UPTON, DIDCOT, OX11 9JE



APPROXIMATE GROSS INTERNAL AREA: 4607 sq ft, 428m<sup>2</sup>  
 TOTAL AREA: 4607 sq ft, 428m<sup>2</sup>

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



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed





# 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

ASSOCIATE AGENT

Fine & Country Oxford, Abingdon and Wallingford  
07789 275716

[guy.simmons@fineandcountry.com](mailto:guy.simmons@fineandcountry.com)

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.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

follow Fine & Country Oxford, Abingdon and Wallingford on



Fine & Country Oxford, Abingdon and Wallingford  
267 Banbury Road, Summertown, Oxford, OX2 7HT  
Tel: 01865 953 244 | oxford@fineandcountry.com

