



Grange Farm
Burford Road, Oxfordshire

A Private and Established Country Farmhouse

IN THE HEART OF THE OXFORDSHIRE COUNTRYSIDE OFFERING SPACE, CHARACTER
& LIFESTYLE THAT IS INCREASINGLY HARD TO FIND

Grange Farm is a rare opportunity to acquire a historic Grade II listed country house with privacy, land and excellent connectivity, set in just under three acres on the edge of one of West Oxfordshire's most sought-after villages. Grange Farm sits beautifully within its own land, creating a rare sense of privacy and calm. Approached along a drive, the house feels like a hidden oasis, surrounded by mature gardens and paddocks.

The setting of Grange Farm is what makes this property so special. Wisteria drapes across the traditional barns, while the south-facing courtyard offers a wonderful space for long lunches and summer evenings. Beyond, there is a croquet lawn, productive vegetable garden, orchard and meadow, together with paddocks to both the front and rear, making it ideal for those looking to embrace a more rural lifestyle.

There is excellent scope here to create your perfect home, with old stables, barns and the striking medieval dovecote offering further potential, subject to the necessary consents. Whether for ponies, entertaining, holiday lets, working from home or simply enjoying the peace and space, the grounds provide real flexibility.

Despite its tranquil feel, Grange Farm is well placed for Burford with Bampton and Lechlade a stones throw away and easy access to Oxford and Cheltenham with fast connections to London.

Grange Farm is located between of Daylesford, The Club by Bamford, Estelle Manor, Thyme and Soho Farmhouse. Some of the area's most sought-after schools are within easy reach, including Burford School, Abingdon School, Cokethorpe, St Hughes, Headington and St Edward's in Oxford, together with a number of excellent local prep and primary options.



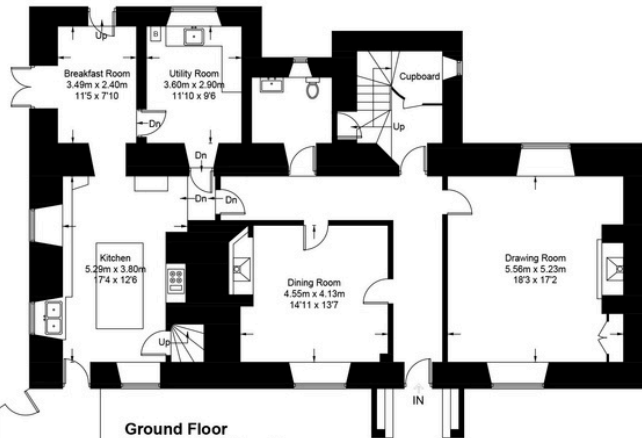




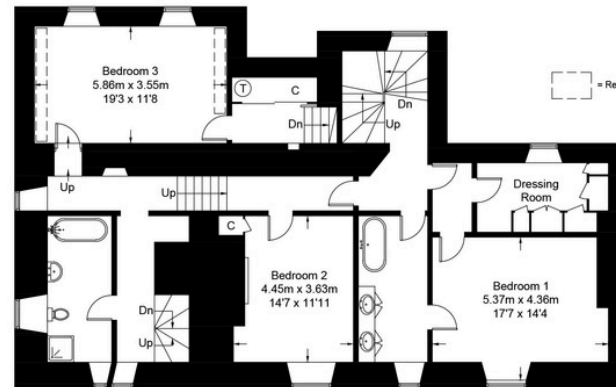




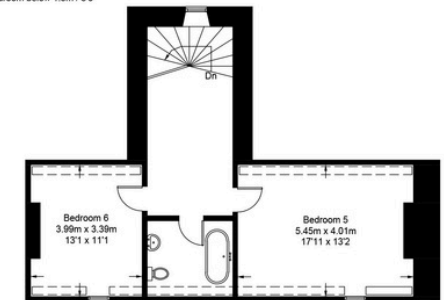
Grange Farm, Burford Road, Brize Norton, OX18 3NN



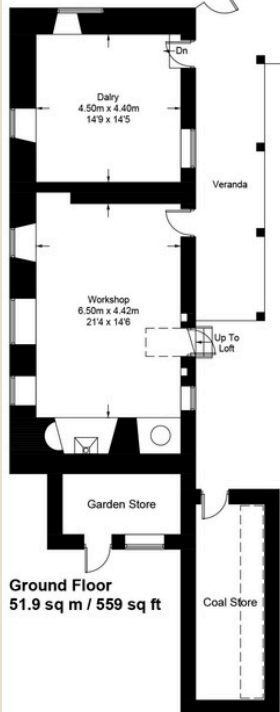
Ground Floor
145 sq m / 1561 sq ft



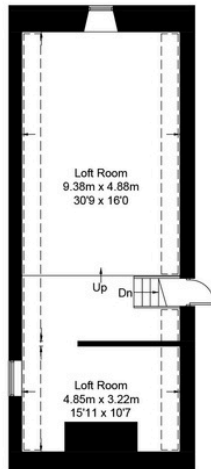
First Floor
145.9 sq m / 1570 sq ft



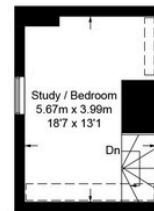
Second Floor
57.5 sq m / 619 sq ft



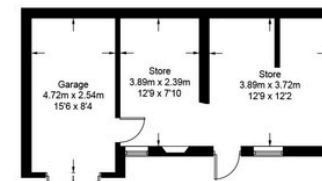
Ground Floor
51.9 sq m / 559 sq ft



First Floor
61.4 sq m / 661 sq ft



Second Floor
22.3 sq m / 240 sq ft



(Not Shown In Actual Location / Orientation)
37.6 sq m / 405 sq ft



(Not Shown In Actual Location / Orientation)
13.3 sq m / 143 sq ft

Approximate Gross Internal Area = 370.7 sq m / 3990 sq ft
 Outbuilding = 164.2 sq m / 1768 sq ft
 Total = 534.9 sq m / 5758 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1070481)

FLOOR PLAN
Grange Farm, Burford Road

Property Information

SERVICES: Oil heating, mains drainage, electricity and water

POST CODE: OX18 3NN

LOCAL AUTHORITY: West Oxfordshire District Council

COUNCIL TAX: Band F

TENURE: Freehold

EPC RATING: E

VIEWINGS: All viewings will be strictly by prior arrangement with the sole selling agents, Ramsden Riddell.

Contact

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RAMSDEN

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