



Park Farm House is a truly exceptional family home, combining period elegance, contemporary comfort, and remarkable living space on an enviable plot. Offering both privacy and connectivity, it presents a rare opportunity to acquire a substantial residence of outstanding quality and character.

Park Farm House is a stunning 18th-century Grade II-listed former farmhouse that effortlessly combines timeless architectural heritage with stylish and contemporary interiors.

Whilst the character of this impressive home remains throughout, with an abundance of beams, feature fireplaces and exposed stonework, it has been enhanced by the fitting of modern touches, which include bi-folding doors, air conditioning, CCTV home security system, cat 6 cabling and a fire alarm/panic alert system.

Extending to approximately 4,307 sq ft (400 sq m) of flexible accommodation, excluding the garage and outbuilding, this handsome stone-built residence has been extensively remodelled and refurbished to the highest of standards, offering an outstanding level of space and versatility for easy living.

Set behind attractive stone walls and mature planting, the property enjoys a substantial private gravel driveway providing extensive off-road parking, alongside a detached oak-framed double garage and additional outbuilding.

The welcoming central reception hall provides access to the five reception rooms, each generously proportioned and designed for both family life and entertaining.

The 25ft living room is particularly worthy of note. With a vaulted ceiling and filled with natural light this fabulous room enjoys direct access to the gardens via bi-folding doors, making it ideal for inside-outside entertaining.

The sitting room has a more traditional feel, easily accessed via the kitchen it would also lend itself to being a family room or a playroom.

At the heart of the property lies a spacious kitchen and breakfast room, complemented by a formal dining room with an attractive bay window, which boasts oak flooring and a wood-burning stove, perfect for more formal entertaining.

The kitchen/breakfast room has been refitted with stylish floor and eye-level units, integrated appliances, all complemented by quartz worksurfaces and beautiful tiled flooring.

The kitchen boasts a vaulted ceiling along with bi-folding doors to a courtyard area, which makes for the perfect spot to enjoy a morning coffee or a quiet spot to relax with a good book.

A further reception room off the living room is currently utilised as a family room, while a substantial home office offers excellent work-from-home accommodation. Practicality has not been overlooked, with a utility room, laundry facilities and ground-floor cloakroom completing the extensive ground-floor accommodation.

The first and second floors continue with flexible living space.

The luxurious principal suite with dual aspect windows is complemented by beautifully appointed bath and shower facilities.

Additional bedrooms on the first floor are equally generous in scale, with a superb dressing room, a well-appointed family bathroom, and a second en-suite shower room serving the accommodation.

The second floor has a further bedroom, a luxurious dressing room, and a shower room. All perfectly suited to modern family living.

Outside, the gardens are a particular highlight. The rear grounds extend away from the house to create a wonderful sense of space and privacy, with sweeping lawns, established planting and attractive entertaining areas, enclosed by fencing and a Cotswold stone wall.

Electric gates to the side provide complete seclusion. The driveway parking is generous, and the timber-framed double garage, along with an EV charging point, make for a very practical family home.

Location

A range of local amenities, independent shops, cafés, pubs and everyday services can be found in nearby market towns and villages, while more extensive shopping, leisure and educational facilities are available within easy driving distance.

For commuters, the property is exceptionally well placed. Nearby railway stations in Bicester offer services to London in 45 minutes, making Park Farm House an attractive proposition for those seeking a village lifestyle without sacrificing accessibility.

The surrounding road network is equally convenient, with excellent access to principal routes including the A43, A34, M40 and M1, enabling straightforward travel throughout the Midlands, Oxfordshire, London and beyond. This strategic location places a wide range of business centres, airports and destinations within comfortable reach.

In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide identification documentation and complete an electronic identity verification and anti-money-laundering check. A charge of £35 plus VAT per purchaser will apply for these checks.





Property Comprises:

Ground Floor - Entrance Hallway, Sitting Room, Kitchen/Breakfast Room, Living Room, Family Room, Dining Room, Office, Utility Room, Laundry Room, and A Cloakroom.

First Floor - Principal Bedroom With Fitted Wardrobes and An En-Suite Bathroom. Three Further Double Bedrooms, One With An En-Suite Shower Room, and A Family Bathroom.

Second Floor - A Double Bedroom, A Shower Room, and A Dressing Room.

Outside - Private Gated Gravel Driveway With Parking For Numerous Vehicles, Double Garage, Brick-Built Store, Rear Garden Laid To Lawn, Terrace and A Further Seating Area At The Bottom Of The Garden.

Freehold Property
Stone-Built
Tiled, Slate Roof

Services -
Mains Water
Mains Drainage
Gas Central Heating

Local Authority - CDC
Council Tax Band - G





**Approximate Gross Internal Area 4307 sq ft - 400 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 2615 sq ft – 243 sq m

First Floor Area 1275 sq ft – 119 sq m

Second Floor Area 417 sq ft – 38 sq m

Outbuilding Area 39 sq ft – 4 sq m

Garage Area 435 sq ft – 40 sq m



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



