



## THE FIELD HOUSE

Leaffield, Oxfordshire



## AN IDYLIC VILLAGE HOME

Quietly positioned at the edge of Leafield with outstanding countryside views



Local Authority: West Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, electricity, drainage, gas-fired central heating.



## THE PROPERTY

Tucked away at the very end of a private lane, The Field House is a beautifully positioned detached family home enjoying a rare sense of seclusion, while only moments from the heart of this highly sought-after village. With far-reaching views across open countryside the setting is both peaceful and picturesque, offering a quintessential Cotswold lifestyle.

The Field House presents as an attractive stone-built home, with classic proportions and a layout ideally suited to both family living and entertaining. At the heart of the home is a generous kitchen/breakfast room, fitted with a range of units and ample space for dining, creating a sociable hub for everyday living. The kitchen connects seamlessly through to the conservatory, which enjoys an abundance of natural light and offers delightful garden views. Upstairs, the property offers four bedrooms, including a well-sized principal suite with en suite shower room, alongside a modern family bathroom.





## MORE ABOUT THE PROPERTY

### Garage & Studio

A particular feature of the property is the detached double garage, above which sits a versatile studio space. This could be the ideal home office, creative studio, or occasional guest accommodation, offering valuable flexibility for modern living.

### Gardens & Grounds

Approached via a private road, The Field House enjoys a sense of arrival and privacy rarely found within a village setting. The gardens wrap around the property and are laid primarily to lawn with planted borders, mature hedging and seating areas. From the rear and side of the property, there are wonderful uninterrupted views across rolling countryside, creating an ever-changing rural backdrop.



## LOCATION

Leaffield is a highly regarded West Oxfordshire village, popular for its welcoming community and excellent local amenities. The village offers a well-regarded primary school, village shop, parish church and public house, along with a range of clubs and recreational activities.

The nearby towns of Witney, Burford and Charlbury provide more extensive facilities, while Charlbury and Oxford Parkway stations offers regular services to London Paddington and Marylebone respectfully.

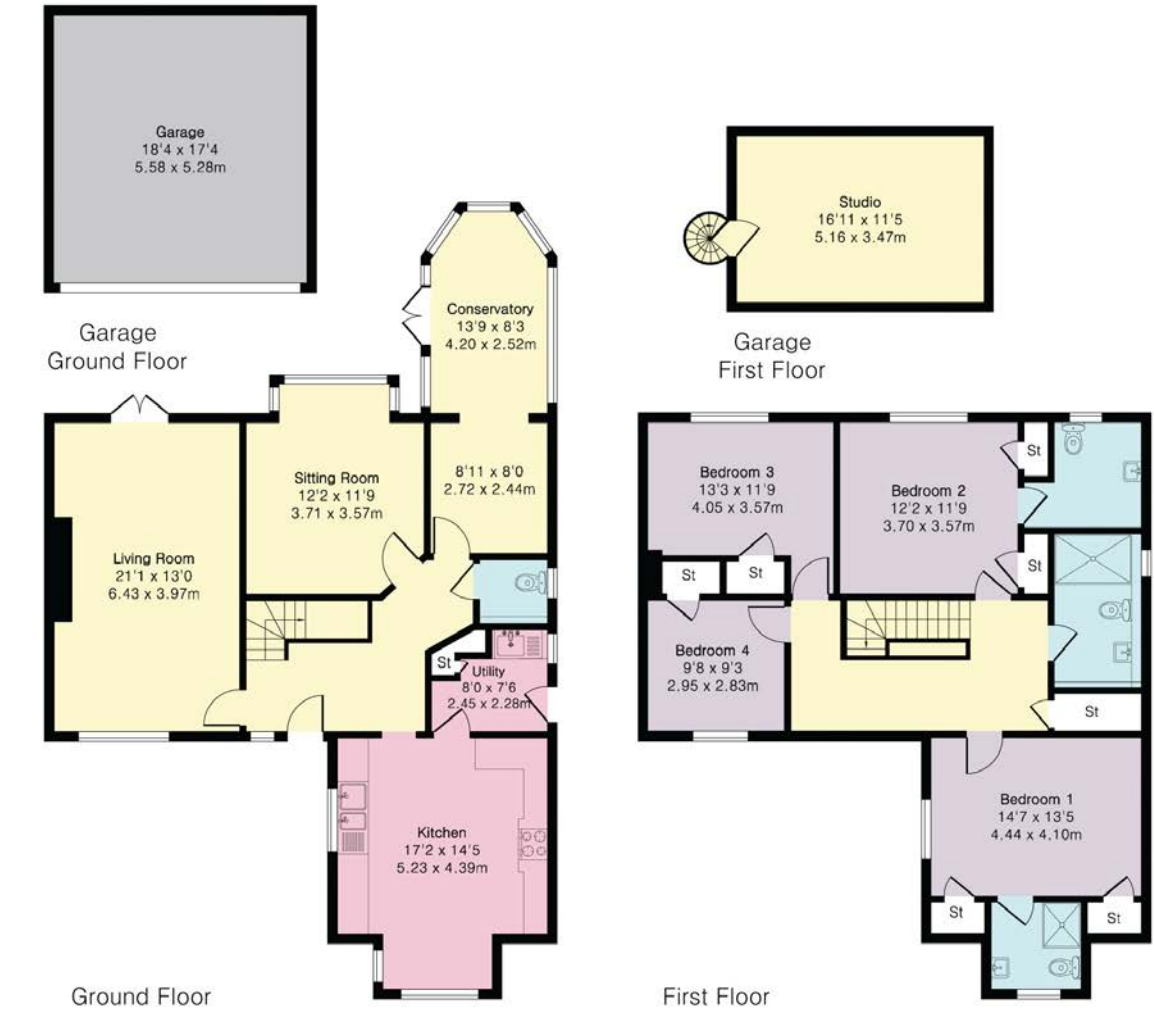
The surrounding area is renowned for its attractive countryside, with numerous walking and riding routes, making it ideal for those seeking a rural lifestyle with strong connectivity.





**Approximate Gross Internal Area 1999 sq ft - 186 sq m  
(Excluding Garage)**

Ground Floor Area 1066 sq ft - 99 sq m  
 First Floor Area 933 sq ft - 87 sq m  
 Garage Ground Floor Area 317 sq ft - 29 sq m  
 Garage First Floor Area 193 sq ft - 18 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)

We would be delighted  
to tell you more.

Harry Sheppard  
01865 790077  
harry.sheppard@knightfrank.com

**Knight Frank**  
274 Banbury Road, Summertown  
Oxfordshire, OX2 7DY

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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