

The Old Forge, Stonesfield



Strutt & Parker

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250 sq m (2,685 sq ft) | Five bedrooms
Driveway parking | Mature gardens
Detached garage
Freehold | Residential

Guide price £1,250,000

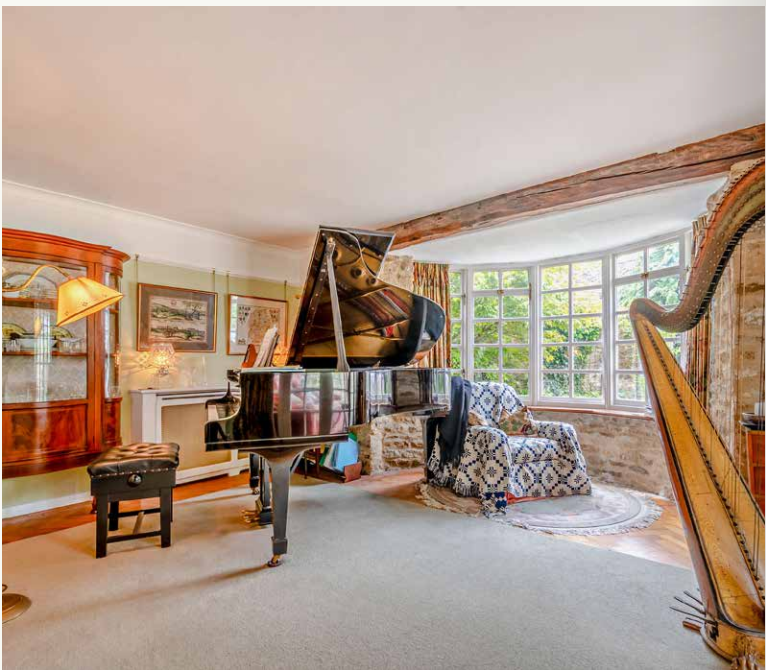
A detached, five-bedroom character home in the sought-after village of Stonesfield.

Believed to date from the 18th century, The Old Forge is a charming period house constructed in local stone, with later additions complementing the original building. Arranged over four floors, the accommodation retains a wealth of period features, including exposed beams, open fireplaces and characterful flooring.

The house opens into an entrance hall leading to an impressive kitchen/dining room. Created as a later extension, this wonderful space combines a striking vaulted ceiling with exposed beams and solid timber cabinetry and flooring, creating a warm farmhouse feel. Centred around a traditional Aga, the kitchen also has integrated appliances including a dishwasher and conventional oven, while space for dining and French doors opening onto the garden make it ideal for everyday living and entertaining. A utility room with space for laundry machines and a cloakroom are adjacent.

Four reception spaces include a study with solid oak flooring and wall panelling, a snug with an open stone fireplace and parquet flooring, and an elegant sitting room with matching parquet flooring. Filled with natural light, the sitting room has a charming bay window overlooking the gardens and a stone fireplace with a log burner, while bifold doors open into a bright garden room with direct access to the gardens and views across the grounds.

A spiral staircase descends to the cellar and rises to the first floor, where the dual-aspect principal bedroom benefits from built-in storage. Two further double bedrooms are served by a bathroom, shower room and two separate WCs. The second floor provides two additional bedrooms, ideally suited to guests or older children.



The property is approached via a sweeping gravel driveway, which curves around the house to a generous parking area and detached stone-built garage, providing useful storage. The Old Forge has a charming traditional stone façade beneath a slate roof, with a mature wisteria adorning the south-west elevation.

Beyond lies a beautifully established cottage garden, with a considered mix of mature perennials, shrubs and trees providing colour and interest throughout the seasons. A paved terrace offers an inviting setting for al fresco dining, while steps descend to gently sloping lawns, enclosed by mature hedging and trees. Together, they create a wonderfully private and leafy setting with attractive views across the surrounding countryside.

Location

Stonesfield is a picturesque West Oxfordshire village surrounded by attractive countryside and farmland, with a strong community spirit and a good range of local amenities. These include a village shop and Post Office, hairdresser, library, village hall, parish church and The White Horse community pub. Stonesfield Primary School and a local pre-school are also within the village, while the playing fields provide tennis courts, cricket and football pitches, a children's playground and outdoor gym.

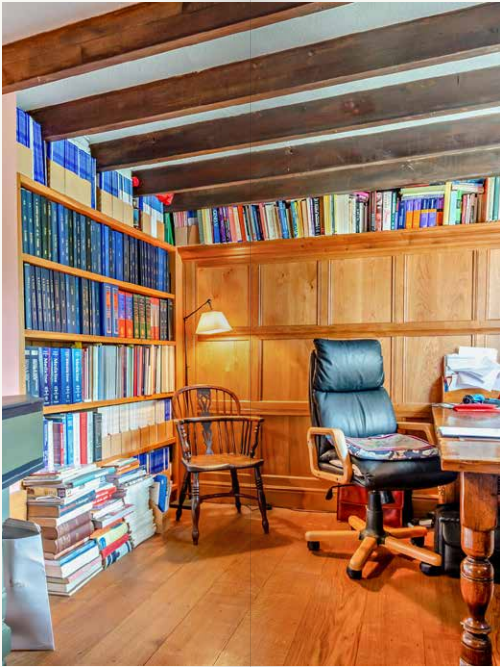
The nearby market towns of Charlbury and Woodstock offer a wider choice of shops, cafés, restaurants and everyday amenities, while Oxford and Witney are easily accessible by road. Rail services to Oxford and London Paddington are available from Charlbury and Long Hanborough, with Junction 9 of the M40 approximately 13 miles away. Woodstock is around 4.5 miles away and Witney approximately 7 miles.

The surrounding countryside provides excellent opportunities for walking and cycling, with the Oxfordshire Way passing through the village and numerous footpaths leading into the wider landscape.

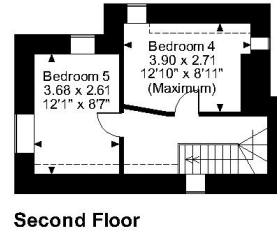
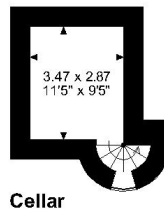
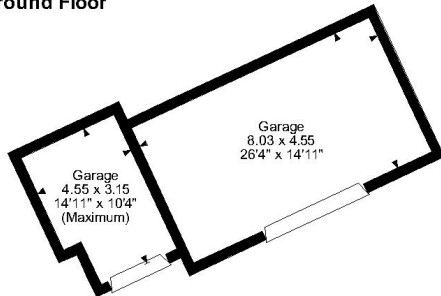
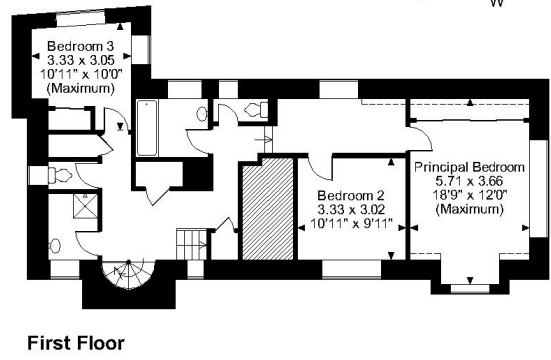
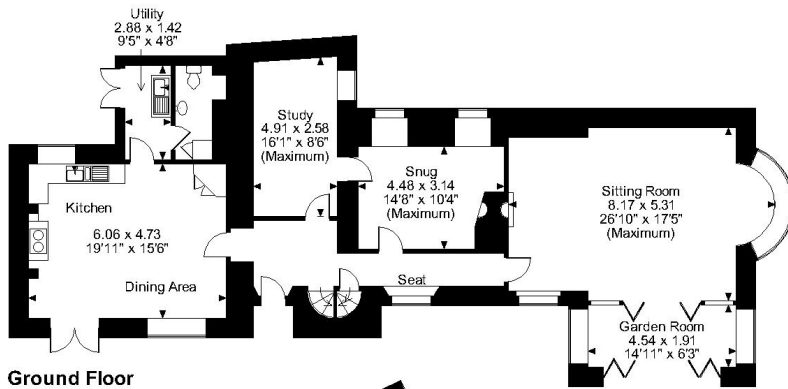
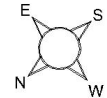
Postcode region: OX29

General

Local Authority: West Oxfordshire Council
Services: Mains water, drainage and electricity. Oil-fired central heating.
Council Tax: Band G
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



The Old Forge, BootStreet Stonesfield, Witney
Main House internal area 2,685 sq ft (250 sq m)
Garages internal area 551 sq ft (51 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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