



Westview, Church Road, Northmoor, Oxfordshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Westview, Church Road Northmoor Witney, Oxfordshire OX29 5AX

Beautifully presented and renovated family house in a stunning edge-of-village location with a 2-bedroom cottage and outbuildings.

Eynsham 5.5 miles, Witney 8 miles, Hanborough station 9.4 miles, Estelle Manor 10 miles, Abingdon 10 miles, Oxford Parkway 11.5 miles, Oxford 13 miles, Didcot Parkway mainline station 15.5 miles, M40 (Jct 8a) 19.5 miles, Heathrow Airport 55 miles

Didcot to London Paddington from 38 mins, Hanborough to London Paddington from 63 mins, Oxford Parkway to London Marylebone from about 70 mins.

Entrance hall with cloakroom
Drawing room | Sitting room | Study
Family room/gym | Boot room | Utility room,
Large family kitchen/dining room
Principal bedroom with dressing room and bathroom | 2 Further bedroom suites
2 Further bedrooms | Family bathroom
Detached 2-bedroom cottage with open plan living space
Range of useful outbuildings
Gardens and grounds | in all about 3 acres.

EPC Rating: House D, Cottage E

The property

Westview is a stunning edge-of-village family house enjoying open views of the surrounding countryside. This is a handsome period house, which has been extended and renovated to a beautiful modern standard.

The property is generously proportioned with a wonderful sense of space and light. It also includes a separate two-bedroom cottage along with several outbuildings.

The recent redevelopment has added numerous modern features and technological fittings. These include state-of-the-art heating and insulation, ready for next generation heating (i.e., heat pump if desired) underfloor heating to the ground and first floors, a complete re-wiring, Sonos audio-visual system, Gigaclear high-speed wi-fi (including to the cottage), zoned alarm system, professionally designed lighting, new windows, floors and stairs and roof, together with beautifully crafted kitchens and bathrooms.

There are four flexible ground-floor reception rooms, including the 24ft drawing room, the comfortable sitting room, the useful study and the family room, which is currently used as a home gym. The light, airy and well-proportioned kitchen and dining area, has skylights overhead, three sets of French doors and a stylishly appointed kitchen with bespoke, British-manufactured units, a central island and integrated Miele appliances. The bespoke boot room and fitted utility room provide further space for storage with the utility room having integrated appliances.

On the first floor there are four well-presented double bedrooms, including the generous principal bedroom with its dressing room and luxury en suite bathroom, with a copper bath, separate shower and twin washbasins. There is an en-suite guest bedroom and two further bedrooms which share a family bathroom. On the second floor there is an additional wonderful bedroom with a great sense of space that offers a dressing room, shower room and sitting room/bedroom 6, ideal for either sharing children, guests or teenagers. The large, boarded loft space provides plenty of additional storage.





Location

The village of Northmoor is an attractive, vibrant and rural parish lying between the rivers Thames and Windrush. Northmoor has a 13th century parish church dedicated to St Denys, a village hall which doubles as a community meeting place and Christmas pantomime venue, and The Ferryman Inn at nearby Bablock Hythe.

The village is set amongst fields, mostly given to raising cattle and sheep, in a part of the Upper Thames valley which has been designated an Environmentally Sensitive Conservation Area. Walkers and cyclists have many bridleways and footpaths. The village is on the Oxfordshire cycle path and public footpaths connect with the Thames Path (a 15-minute walk away) and Northmoor Lock.

The nearby villages of Standlake and Stanton Harcourt provide local amenities including general store, pubs, primary school. Further afield Oxford, Abingdon and Witney provide more extensive leisure, retail and cultural facilities.

Mainline railway services to London Paddington can be taken from Didcot Parkway or nearby Hanborough or to London Marylebone from Oxford Parkway. The nearest motorway/main road connections can be made via the M40 Junction 8A or 9 via the A34, Oxford ring road. There is an unrivalled selection of independent schools for girls and boys at all levels in the area including The Dragon School, Summerfields, Radley, St. Edward's, Abingdon, Chandlings Manor, Cokethorpe (very local), Oxford High, Cothill, St. Helens and St. Katherine's, Headington and St. Hughes to name a few. Leisure activities in the area include golf at nearby Frilford Heath and sailing at Farmoor. There is a cricket club in nearby Standlake and the Lincoln Park Leisure Centre, which has two indoor swimming pools with spas and saunas. The village is also conveniently located for well-known Estelle Manor, located just outside Eynsham.









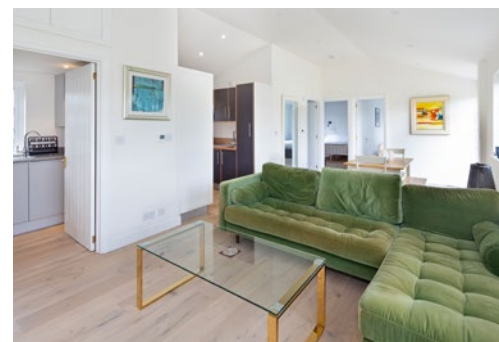
Outside

At the front there is a gravelled, in/out driveway, providing plenty of parking for residents and visitors alike, as well as access to the double garage with its remotely operated doors and EV charging point.

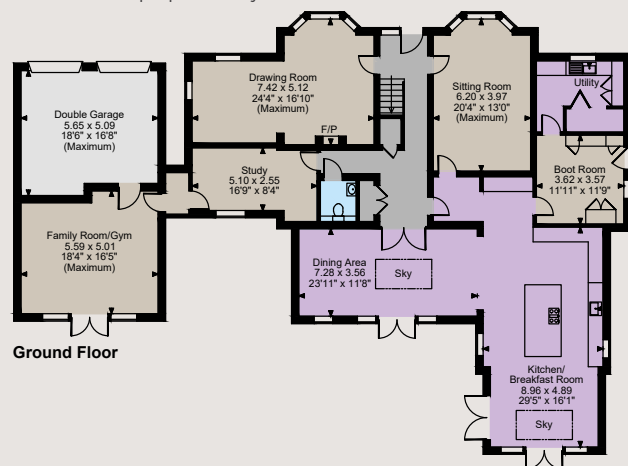
At the rear of the house, accessed from the kitchen and dining room, is a splendid southwest-facing terrace for al fresco dining and entertaining, while the gardens and grounds are mostly laid to lawn, with various mature trees and well-stocked flowerbeds. There is also a small pond and a summer house.

The secondary drive leads to the useful range of outbuildings and additional parking, which includes a barn, a workshop and stables (about 1,400 square feet), all of which offer great potential for further development, subject to the necessary consents.

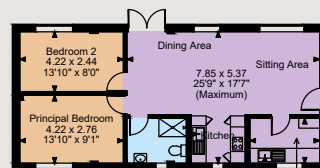
To the rear of the house is the charming cottage, offering completely self-contained accommodation. Also recently renovated, the property features an open-plan living area, kitchen, utility room and two bedrooms.



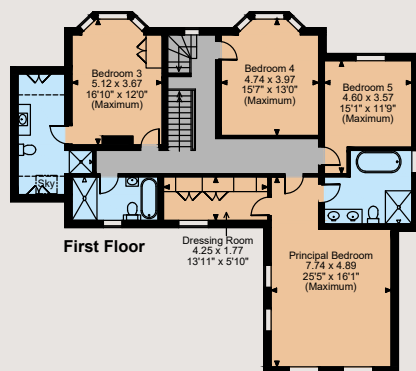
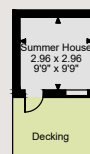
Floorplans
House internal area 5,168 - 7,091 sq ft (480 - 659 sq m)
For identification purposes only.



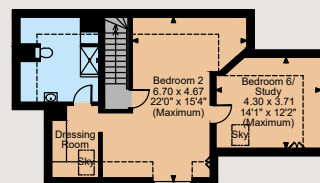
Ground Floor



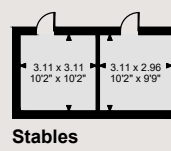
Cottage



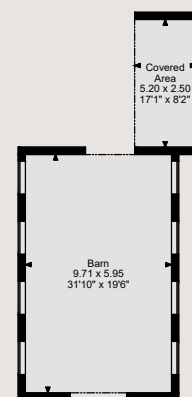
First Floor



Second Floor



Stables



Barn

Workshop

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

□ □ □ Denotes restricted head height

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Directions

(OX29 5AX) From the centre of the village head north east on Church Road, the house is on the right about 500 m beyond the Church.
what3words: shutting.token.gurgling

General

Local Authority: West Oxon District Council
Planning: Prospective purchasers are advised that they should make their own enquiries of West Oxfordshire District Council..

Services: Mains electricity, water and drainage.
Oil fired central heating

Council Tax: Band G

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiations.

Wayleaves, rights of way and easements:

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned or not in these particulars.

Tenure: Freehold

Guide Price: £3,500,000

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