



# Wheatlands

Great Tew, Oxfordshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## Period charm set in 12.88 acres and a stroll to Soho Farmhouse

Approached via a private quarter-mile drive, Wheatlands sits at the heart of its 12.88 acres of gardens and grounds. Wonderfully secluded yet within walking distance of Soho Farmhouse and moments from the sought-after villages of Great and Little Tew.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**PARTY BARN**



**12.88 ACRES**



**FREEHOLD**



**RURAL**



**3370 - 4072 SQ FT**



**GUIDE PRICE  
£3,000,000**



### The property

The property enjoys lovely views across open countryside and a wildlife-rich, tranquil pond.

The home benefits from full planning consent (Ref 24/00177/FUL) to convert the existing outbuildings into two self-contained one-bedroom annexes, ideal for guests, extended family, or income generation. The main house previously secured permission (2010, now lapsed) to add two new wings, offering scope for future expansion.

The accommodation flows effortlessly across three floors. The new hand-built kitchen/dining room provides a modern hub while preserving the home's original character. French doors from the sitting room lead out onto a large terrace, perfect for al fresco dining.

Upstairs, the master bedroom features a brand new en-suite bathroom, complemented by four further bedrooms and two additional bathrooms, offering ample space for family and friends.

Wheatlands blends period character, privacy, and scope for the future—an exceptional opportunity to own a slice of Oxfordshire countryside.

### Location

Great Tew, instantly picturesque, is one of the most sought-after villages in the very pretty rolling, mature landscape of North Oxfordshire, the 'gateway' to the Cotswolds. Famed for the popular café Quince and Clover, the Falkland Arms together with a busy community centre - Tew Centre - which is home to the Great and Little Tew Cricket Club. Great Tew Primary School is extremely popular and exceptional. Little Tew is equally attractive and appealing and also has a Church.

The area is renowned for schools, with Kitebrook, Tudor Hall, Bloxham and Winchester House all being popular local choices. The Oxford and Abingdon schools are within easy reach.

The nearest railway station is at Charlbury, providing a regular services to London Paddington. Bicester, Banbury and the Oxford stations, in addition, provide services to Marylebone and Paddington.

Soho Farmhouse (a 1 mile walk from the house) at Great Tew has added to the appeal of the area, complementing the nearby Daylesford Organic Farm Shop, Estelle Manor and Restoration Hardware.







## Outside

The drive runs through a wooded copse, and there are four fenced paddocks with a stream, plus further grazing land.

A vegetable garden with raised beds sits at the back of the outbuildings. There is plenty of parking and a fast electric car charging point.

A beautifully kept formal garden with topiary frames the approach, guiding you toward the house and its adjoining outbuildings.



### Distances

- Soho Farmhouse 1 mile on foot, 2.5 miles by car
- Chipping Norton 6.4 miles
- Woodstock 9.2 miles

### Nearby Stations

- Charlbury 6.5 miles (to Paddington about 70 mins)
- Banbury 10.7 miles (to Marylebone about 1 hour)

### Key Locations

- Oxford 16.8 miles
- Daylesford Farm Shop 12.8 miles
- Estelle Manor 12.2 miles

### Nearby Schools

- Great Tew 1.5 miles
- Kitebrook 12.3.miles
- Bloxham 6.8 miles
- Willow on the Farm 6.3 miles





# Wheatlands

Total Area (5.21 ha / 12.88 ac)

--- Public Footpath



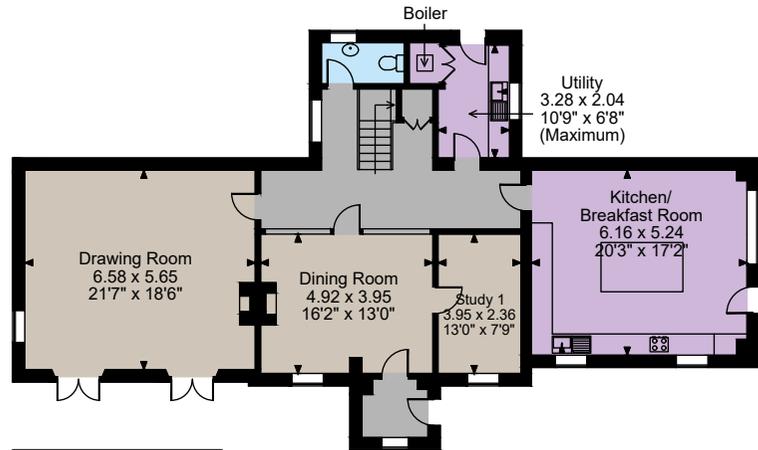
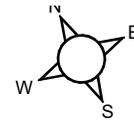
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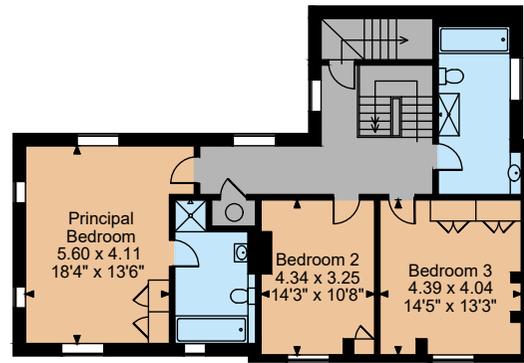
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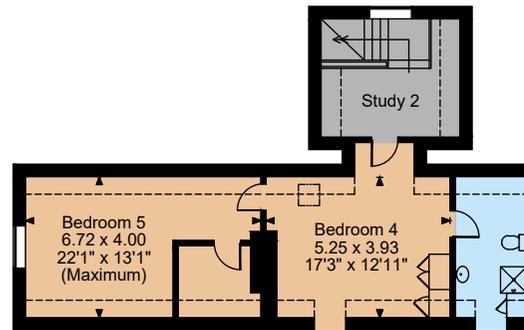




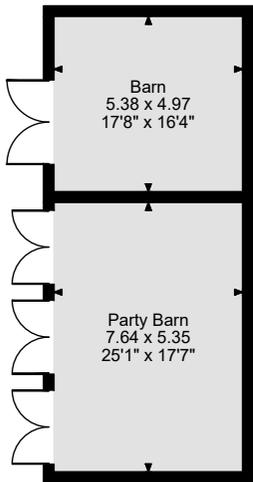
Ground Floor



First Floor



Second Floor



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

□ □ □ □ Denotes restricted head height

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### Floorplans

House internal area 3,370 - 4,072 sq ft (313 - 378 sq m)

For identification purposes only.

### Directions

OX7 4AB - head north from Oxford on the A44 through Woodstock, at Enstone turn right on the B4022 sign posted the Tews, at the next junction turn right and first left still on the B4022, after 1.75 miles, at the bottom of an obvious dip, turn left into the drive.

what3words: ///bound.bandaged.batches

### General

Local Authority: West Oxfordshire

Services: Mains electricity and water. Private drainage to a Biodisc. Oil fired central heating, which can be controlled remotely.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: H

EPC Rating: D

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Wayleaves 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.

## Oxford

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