

Park Farm House, Hanwell, Oxfordshire





Park Farm House Gullicote Lane Hanwell Oxfordshire OX17 1GY

A beautifully renovated former farmhouse set in approximately 3.5 acres.

Banbury 3 miles (London Marylebone in under 1 hour), Stratford-upon-Avon 18 miles, Leamington Spa 19 miles, Oxford 26 miles.

Entrance hall | Kitchen/family/dining room Sitting room | Drawing room | Boot room Shower room | Laundry room | Six bedrooms with en-suite bathrooms | Office

Annexe with kitchen, living room, 3 bedrooms (3 en-suite) | One bedroom flat with two shower rooms, kitchen and sitting room

Various outbuildings including double garage, two further garage blocks, triple garage, double carport, various wood sheds and log stores and spacious and insulated pool building, measuring 150m2.

EPC Rating D

The property

Park Farm house is an impressive Victorian former farmhouse set within 3.5 acres of grounds.

The current owners have carried out extensive renovations to the property including replacing the wooden sash windows, fully insulating the roof, walls and floors, restoring period features and installing new radiators throughout. Throughout the renovation process the owners have painstakingly sourced fixtures and fittings to ensure the house retains its original charm. The main house is set over three floors with all principal rooms enjoying fantastic views over the grounds and fields beyond.

The recently extended, dual aspect kitchen, breakfast, family room opens out onto the terrace and has a wood-burning stove, sixdoor AGA and island. There are two additional reception rooms on the ground floor and a very useful vaulted boot room with shower room and laundry room.

There are four bedrooms on the first floor, all with en-suite facilities. The second floor has two bedrooms, both en-suite and a study space with views over the grounds.

Additional Accommodation

The largest of the two sets of ancillary accommodation is a three bedroom property which sits adjacent to Park Farm House. This annexe has a modern kitchen and separate sitting room along with three en-suite bedrooms.

There is also an additional one bedroom duplex apartment positioned over a double garage.

Outside

The outside space is a particular feature of the property and extends to approximately 3.5 acres. Mainly laid to lawn with a range of mature trees and shrubs. A large patio area is accessed via the dining room and offers an ideal space for outdoor entertaining.

Park Farm House has a range of outbuildings including: a double garage, triple garage, two further garage blocks, double carport and various woodsheds and log stores. The largest of the outbuildings was designed to be a pool house but could also be used as a car show room, party barn or similar - the building spans over 45 feet in length and 34 feet in width.







Location

Park Farm House is positioned on the southern edge of the pretty iron stone village of Hanwell, situated just a couple of miles north of Banbury.

Within the village there is a popular public house, The Moon and Sixpence and village hall.

The village has a thriving community with an annual country fayre with live music, as well as a community observatory set within the grounds of Hanwell Castle.

There is a 'Sainsburys Local' just over a mile away and more extensive shopping and leisure facilities in the market town of Banbury which is just over three miles away. There are wellregarded local schools nearby including, primary schools at Wroxton and Cropredy as well as North Oxfordshire Academy.

The village is in the Priority Area for the Warwickshire Grammar Schools at Stratfordupon-Avon including King Edward and Stratford Grammar School. Private schooling close by includes Bloxham School, Tudor Hall, Kings High and Carrdus. Preparatory schools in the area include St John's Priory, Sibford School, Warwick Prep, Kitebrook and The Croft.

Communication links are excellent, with Banbury train station providing regular direct trains to London Marylebone and Birmingham. The property is also within easy reach of the M40 (J11) offering easy travel to Oxford, Birmingham and London.























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Not to Scale. Drawing No. X20101-02 | Date 13.07.23

Floorplans Main House internal area 3,854 sq ft (358 sq m) Garages, Workshop & Carport internal area 3,292 sq ft (306 sq m) Outbuilding internal area 836 sq ft (78 sq m) Annexe internal area 1,212 sq ft (113 sq m) Shed & Outbuilding internal area 1,671 sq ft (155 sq m) For identification purposes only.

> Annexe First Floor 0.11 x 6.24 3'2" x 20'6" Double Garage 9.20 x 4.70 30'2" x 15'5" Sitting Room 9.20 x 4.70 30'2" x 15'5" First Floor Second Floor Outbuilding Outbuilding Ground Floor First Floor Ground Floor 7.40 x 4.60 4'3" x 15'1 Outbuilding 14.15 x 10.41 46'5" x 34'2" Triple Garage 8.76 x 5.84 28'0" x 10'2" Garage 9.40 x 6.20 Carport 6.15 x 5.76 20'2" x 18'11 Garage 9.40 x 6.20 30110" x 2014" The position & size of doors, windows, appliances and other features are approximate only. © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8562092/SS

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Directions From Banbury take the B4100 towards Warmington, After approximately 1.5 m

Warmington. After approximately 1.5 miles, turn right (signposted Hanwell) and proceed down the hill into the village. Upon entering the village take the right hand turn onto Guillicote Lane and proceed to the bottom, Park Farm House can be found on the left hand side and is approached via electric gates.

General

Local Authority: Cherwell District Council. Services: Mains water, electricity and drainage. Oil-fired central heating. Council Tax: Band G. Tenure: Freehold Guide Price: £2,900,000

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