



Park Farm House, Hanwell, Oxfordshire

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**STRUTT  
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# 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, six-  
door 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 well-regarded 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 Stratford-upon-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.

















## Park Farm House

Total Area (1.46 ha / 3.60 ac)

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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)

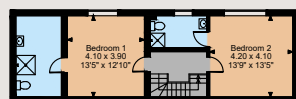
Outbuilding internal area 836 sq ft (78 sq m)

Annexe internal area 1,212 sq ft (113 sq m)

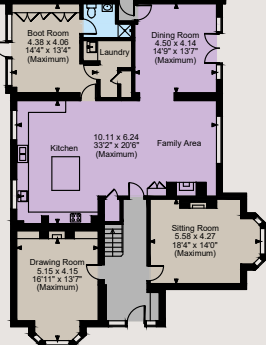
Shed & Outbuilding internal area 1,671 sq ft (155 sq m)

For identification purposes only.

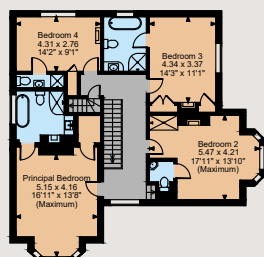
Annexe Ground Floor



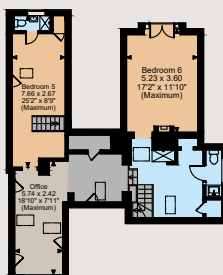
Annexe First Floor



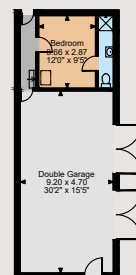
Ground Floor



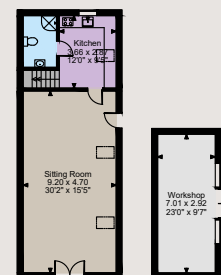
First Floor



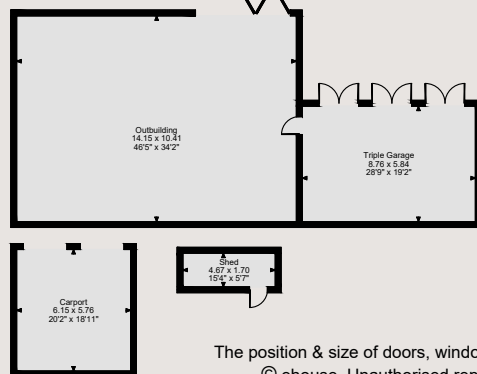
Second Floor



Outbuilding Ground Floor



Outbuilding First Floor



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

From Banbury take the B4100 towards 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

## Banbury

Bloxham Mill, Barford Road, Bloxham, OX15 4FF

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