

Stratford House

Lambs Lane, Wootton, Woodstock





A characterful barn conversion on the edge of highly sought-after Wootton by Woodstock, with period features and captivating views of the village and River Glyme

The substantial house is tucked away on a quiet no-through road, set within pretty landscaped gardens with the additional benefit of parking and selection of outbuildings.



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



GARDEN



FREEHOLD



VILLAGE



2,993 SQ FT



**GUIDE PRICE
£1,250,000**

The property

Stratford House, together with its neighbours, originally formed part of the Grade II-listed Manor Farm estate on the western edge of Wootton, dating back to the early 18th century. The barn was converted in the 1990s and has been sympathetically transformed into a residential property while retaining much of the building's original character, including exposed stone walls, beamed ceilings and a cavernous fireplace. Though somewhat dated internally, the house is well maintained and provides a fabulous opportunity for modernisation and improvement.

The U-shaped layout of the accommodation creates a fabulously spacious floor plan, with excellent versatility and potential for the new owner to arrange as they see fit. Most of the accommodation is on the ground floor, offering scope to use bedrooms as reception rooms, or vice versa. The layout also serves to shelter the gardens within, creating a fabulously private outside space. Downstairs, the house is entered into an internal porch and a central reception hall leading to a cloakroom/WC and study.

The kitchen/dining room, utility room and playroom are situated in the east wing, while within the west wing there is a formal dining room, a fantastically spacious sitting room and three double bedrooms, together with a family bath/shower room. Accessed from the entrance hall, a flight of stairs leads up to the first floor landing where there is an en suite principal bedroom, a further bedroom/dressing room and a final bathroom.



Outside

Within the U-shaped design the south-facing gardens are sheltered by the house, including a gated gravel driveway leading up to an attached double garage with automatic door, a lawn enclosed by mature herbaceous borders and flowerbeds and a patio terrace accessed via the sitting room, with a path leading to the front door. A further area of garden to the rear has an additional paved terrace, established herbaceous borders, a washing line and a potting shed. The property also benefits from a further tool shed. To the south, there are glorious views across quiet fields towards the Glyme Valley.

Location

Set around the river Glyme and surrounded by stunning Glyme Valley countryside, Wootton (by Woodstock) has a thriving community spirit and amenities including a church, village store, Post Office facilities and gastropub, The Killingworth Castle. The popular pub, the Duke of Marlborough, is about one mile away.

The market town of Woodstock offers comprehensive high street and boutique shopping, service, leisure and primary and secondary educational facilities. Oxford, Bicester and Banbury all provide more extensive amenities. Communications links are excellent: the A44 and M40 connect to major regional centres and the motorway network, Tackley station offers regular services to Oxford, Banbury and London, and Birmingham International Airport has a wide range of domestic and international flights. The area offers a good selection of state primary and secondary schooling including Woodstock CoFE Primary School (rated Outstanding by Ofsted) together with a wide range of independent schools including LVS Oxford, The King's and Bruern Abbey, as well as the Oxford schools like the Dragon, Summerfields, Oxford High School, Magdalen College School and St Edwards. The village is well located for Soho Farmhouse, Estelle Manor and the Cotswolds, with its lovely walking, picturesque countryside and popular pubs.



Distances

- Woodstock 2.4 miles
- Witney 10.3 miles
- Chipping Norton 10.3 miles
- Oxford 11.7 miles
- Banbury 14.8 miles

Nearby Stations

- Tackley
- Hanborough
- Charlbury
- Oxford Parkway

Key Locations

- Soho Farmhouse
- Daylesford
- Estelle Manor
- Diddly Squat
- The Farmer's Dog

Nearby Schools

- Woodstock CoFE Primary School
- Combe CoFE Primary School
- Tackley CoFE Primary School
- LVS Oxford
- Bruern Abbey School
- Bartholomew School
- The Dragon
- St Edward's
- St John's Priory
- Kitebrook





Approximate Floor Area = 278.1 sq m / 2993 sq ft
 Garage = 28.4 sq m / 306 sq ft
 Total = 306.5 sq m / 3299 sq ft (Excluding Void / Sheds)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #101781



Floorplans

Main House internal area 2,993 sq ft (278.1 sq m)
 Garage internal area 306 sq ft (28.4 sq m)
 For identification purposes only.

Directions

OX20 1DG

what3words: ///fewest.overhear.static

General

Local Authority: West Oxfordshire District Council

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

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

Council Tax: Band G

EPC Rating: E

Oxford

201-203 Banbury Road, Summertown, Oxford, OX2 7LL
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