



# Leaffield House

2 Lower End, Leaffield, Witney







## A stunning Grade II-listed Victorian house situated at the heart of Leafield village, with views over the surrounding countryside.

The former vicarage was designed by the renowned architect Sir George Gilbert-Scott and constructed from Cotswold stone in 1851. The historic residence was built as part of a visionary Gothic development and still retains a variety of character features, including decorative wood door surrounds and fine mid-19th-century stone fireplaces.



**4 RECEPTION ROOMS**



**7 BEDROOMS**



**2 BATHROOMS**



**GARAGE**



**1.3 ACRES**



**FREEHOLD**



**VILLAGE**



**5,318 SQ FT**



**GUIDE PRICE  
£2,350,000**



### The property

The substantial and beautifully proportioned house offers more than 5,300 sq ft of accommodation over three floors and is one of the village's most historically significant residences, with notable features being its excellent craftsmanship, well preserved over the centuries. While thoughtfully refurbished by the present owner in 1989, all original elements remain: stone mullion windows with internal shutters, flagstone floors and high ceilings. The proportion are excellent for formal entertaining, while the family accommodation makes it a practical and comfortable home with good versatility. The accommodation would now benefit from further cosmetic improvement, and as such it presents a fabulous opportunity for personalisation. In previous years the house has appeared on television, including within the popular series Jonathan Creek in 1997, and a Channel 4 music video.

The grand accommodation comprises four reception rooms, a large family kitchen and adjoining scullery, substantial cellars for wine and storage, seven bedrooms over the first and second floors and two bathrooms.









## Outside

The house enjoys a secluded position within the village, next door to the church and former coach house. A long private driveway leads up to a gravel parking area at the front. Expansive lawns and mature trees surround the house and there are ample spaces for sitting outside and enjoying the captivating views over the surrounding countryside.

## Location

Leaffield is a charming village between Witney and Charlbury, 17 miles from the city of Oxford. The village has a number of excellent amenities, including a village shop, Post Office, a well-regarded pub and a popular primary school. The village is surrounded by the rolling north/west Oxfordshire countryside, is within the Cotswolds AONB and close to the ancient Wychwood Forest and Cornbury Park, lovely for walking. Nearby Charlbury has a good selection of shops, a modern primary school, library and clubs and societies to suit most needs.

Other local towns of Chipping Norton, Witney, Burford and Woodstock provide a comprehensive range of amenities. Leaffield also benefits from close proximity to luxury retreats, Estelle Manor and Soho Farmhouse. Daylesford Organics is also nearby. The village is well connected, with Charlbury Station 4.2 miles away, providing direct train services to London Paddington in just over an hour. The Oxford schools are accessible and include the Dragon, Summerfields, The High School, St Edward's, Headington and Magdalen College School to name but a few. Radley, Tudor Hall, Bloxham, Cokethorpe and Kitebrook are also nearby. There are excellent state secondary schools in Chipping Norton and Burford.



## Distances

- Charlbury 5.3 miles
- Witney 5.6 miles
- Chipping Norton 8.9 miles
- Oxford 17 miles

## Nearby Stations

- Finstock 3.3 miles
- Charlbury 4.2 miles

## Key Locations

- Soho Farmhouse 13.3 miles
- Estelle Manor 6.9 miles
- Diddly Squat Farm Shop 7.2 miles
- Daylesford 9.6 miles

## Nearby Schools

- Leaffield Primary School
- Burford School 6.6 miles
- The Henry Box School 5.7 miles
- Cokethorpe School 8.1 miles







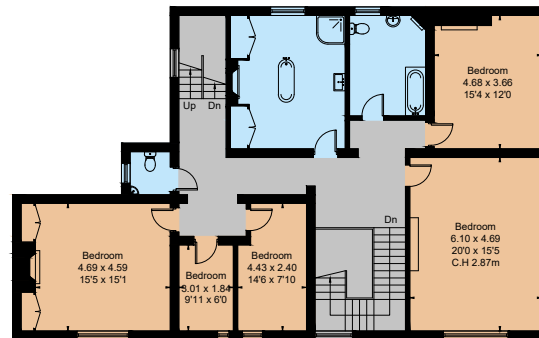




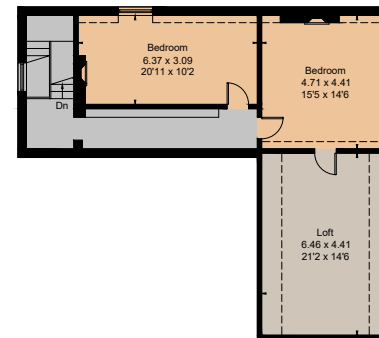
Approximate Floor Area = 494.1 sq m / 5318 sq ft  
 Garage = 40.0 sq m / 430 sq ft  
 Total = 534.1 sq m / 5748 sq ft



--- Reduced head height below 1.5m



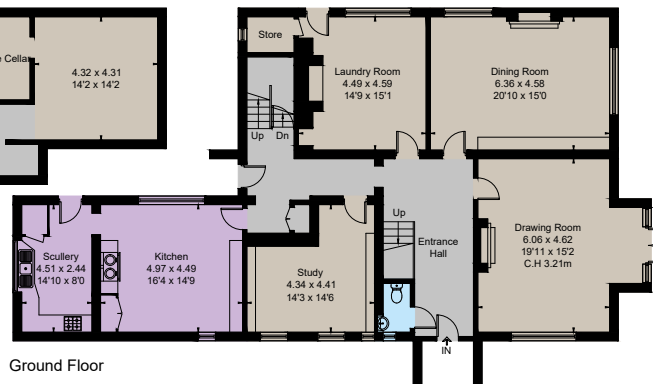
First Floor



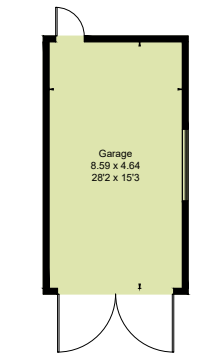
Second Floor



Lower Ground Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



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## Floorplans

**Main House internal area** 5,318 sq ft (494.1 sq m)

**Garage internal area** 430 sq ft (40 sq m)

For identification purposes only.

## Directions

OX29 9QJ

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## General

**Tenure:** Freehold

**Local Authority:** West Oxfordshire Council

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

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

**Council Tax:** Band H

**EPC Rating:** F

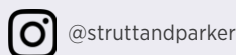
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