



New Park Farmhouse, Murcott

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# New Park Farmhouse

## Murcott

### Oxfordshire

#### OX5 2RH

Stunning family house, with beautiful gardens, land and stables

Islip 4.4 miles, Haddenham & Thame Parkway 12 miles, M40 jct 8 11 miles, Woodstock 12 miles, Oxford 15 miles

Dining room | Living room | Drawing room  
Kitchen/breakfast room | Utility room | Outdoor kitchen | Principal bedroom suite | 3 Further bedrooms  
EPC Rating E

#### The property

New Park Farmhouse Murcott is a charming 4-bedroom detached farmhouse, steeped in history and nestled within grounds spanning just over 4 acres. Built in circa 1896, this farmhouse exudes a timeless appeal and offers a unique living experience. As you enter the property, you will be greeted by a sense of character and rustic charm that resonates throughout. The farmhouse boasts a spacious layout with four well-proportioned bedrooms, ensuring ample space for comfortable living. The kitchen is fitted with a traditional Aga and shaker style cupboards. The formal sitting room has double doors that allows access onto your patio and outdoor kitchen. There is a good-sized utility also with access to the garden, an additional dining room, snug and cloakroom. The first floor has a principal bedroom with en suite and three further double bedrooms. Bedroom four is currently being used as a dressing room. There is a large family bathroom. The loft has been converted with a velux for natural light and plenty of electrical sockets and lights, ideal for storage or model train enthusiasts.

#### Outside

The grounds of New Park Farmhouse are truly enchanting, offering a harmonious blend of natural beauty and functional outdoor spaces. Spanning just over an acre, the carefully tended garden provides a picturesque setting. The centrepiece of the garden is a well-maintained moat, exuding tranquillity and adding a touch of serenity to the surroundings. A charming bridge spanning the moat creates an inviting path to explore the rest of the garden. For those who love to entertain, the outdoor patio area is a standout feature. With a built-in garden kitchen and barbecue area, it offers a delightful space for hosting gatherings and enjoying outdoor dining. The stable block adjoins your well-maintained paddock, with access onto the bridleway network. The stable block also has a 2-berth carport. One of the stables is currently being used as a workshop with electrical points.

#### Situation

The village of Murcott is conveniently situated south of Bicester and north of Oxford with train services from Islip, Bicester and Oxford to London and Birmingham. Junction 8 and junction 9 of the M40 give easy access to Birmingham and to London, whilst the A34 takes you to Oxford and Newbury. Murcott is one of the 'seven towns of Otmoor', so named because they surround this ancient area of great natural beauty. The village of Murcott itself contains a number of interesting period and character properties including the Nut Tree Inn, set behind the village pond and believed to date back to the 17th Century. New Park Farmhouse is located in the parish of Boarstall within the catchment area of the Aylesbury Grammar schools, and is within easy reach of Oxford's well-known private schools. With a woodland reserve on the doorstep at White Cross Green, and the RSPB reserve on Otmoor itself. There is good out-riding and walking. Boarstall is noted for its two National Trust properties.





Floorplans  
House internal area 2457 sq ft (228 sq m)  
Stable Block area 945 sq ft (87 sq m)  
Total Area 3402 sq ft (316 sq m)  
For identification purposes only.



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

From Boarstall head south west on the Brill Road. Shortly after leaving the village turn right onto the Fencott Road signposted Murcott. After half a mile turn right signposted Ambrosden. The entrance to New Park Farmhouse will then be found after approximately 3/4 mile on the left hand side and is approached via a gated 300 metre long drive.

## General

**Local Authority:** Aylesbury Vale District Council

**Services:** Mains water and electric. Private drainage. Oil fired central heating. The field water trough is mains fed. We are unsure whether the private drainage at this property complies with the relevant regulations. Further information is being sought but in the meantime, guidance can be found at <https://www.gov.uk/permits-you-needforseptic tanks/you-have-a-septic-tankorsmallsewagetreatmentplant>

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,600,000

## Oxford

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