

Station Farm,
South Leigh, Oxfordshire



Strutt
& Parker

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5,303 sq ft (492.6 sq m) | 4 reception rooms | 7 bedrooms | 3 bathrooms
Detached studio & workshop | Garden | Courtyard | Orchard/Paddock
Approx. 3.45 acres | Freehold | Village

Guide price £3,000,000



An attractive and well presented period home with excellent character, rural views, privacy and a detached studio in a pleasant village between Oxford and Witney.

The original part of this substantial detached home was built over 250 years ago and has been extensively improved while retaining a number of original features: wooden beams, period fireplaces, picture rails and sliding sash windows with built-in shutters.

The property

The owners have sympathetically and meticulously improved and maintained Station Farm during their 33 years of ownership, creating a home that combines period character and charm with versatile, modern family living. At the front of the house the high ceilings and grand proportions in the reception rooms make for wonderfully light and individual rooms for both formal entertaining as well as relaxing family time. Both the drawing room and separate dining room are equally striking and being south facing, enjoy a great deal of natural light as well as both having the joy of working fireplaces. Perhaps the greatest evidence of the most original part of the house is a cosy and relaxing TV room complimented with a wood burning stove and with a double aspect onto the garden and courtyard.

At the heart of the house is a wonderful and inviting farmhouse kitchen which has original flag stone flooring and is fitted with attractive wooden cabinetry, a central island, space for a breakfast table and casual dining, an Aga cooker and integrated electric oven and hob. Leading off the kitchen is a light-filled garden room which has an impressive, vaulted ceiling, a wood-burning stove and double doors leading out to the beautiful courtyard area. A wide side hall serves as everyday access to the house with plenty of coat and other storage. In addition, other rooms downstairs include a spacious utility, laundry and garage, guest cloakroom, and cellar.

The bedrooms are arranged over the upper two floors, including a principal bedroom with a sizeable en suite bathroom as well as a connected dressing room, which could if necessary act as a 7th bedroom or baby's nursery. A family bathroom serves a further three generous doubles on the first floor, leaving two more good-sized bedrooms on the top floor, again with another bathroom.

The original stable block has been skillfully converted to create a detached and independent studio, with kitchen sink, WC, wood-burning stove and views onto gardens. It is currently utilised as a very comfortable office but has the flexibility to easily operate as a gym, artist's studio or could suit other requirements. There is also a secure workshop adjoining which includes a fitted game larder.





Outside

Station Farm sits behind a tall stone wall and a mature yew hedge offering good privacy and is approached by a gravel driveway, providing a great deal of vehicle parking as well access to the garage.

The beautiful gardens wrap around the house with lawns, mature specimen trees, including a magnificent pear tree over the everyday entrance and beautifully landscaped borders. A Mediterranean inspired courtyard terrace containing climbing roses is an immediate focal point at the rear of the house, fantastic for entertaining, with direct access via French doors from three separate reception rooms. To the rear the garden and paddock are separated by a sweeping estate fence and from which there are unobstructed views of the countryside beyond. Keen gardeners will also appreciate the kitchen garden by the studio and small orchard.

Location

South Leigh is a pretty Oxfordshire village bordering the Cotswolds. It has an historic church, village hall and smart pub / boutique hotel called the Mason Arms with a connection to the Welsh poet and writer, Dylan Thomas, who lived in the village during the 1950s. Three miles to the west is Witney, a thriving market town on the river Windrush. The town centre is well served by a range of shops and services, including Waitrose, Sainsbury's and Marks and Spencer supermarkets, a variety of pubs and restaurants, as well as a cinema. The village is ideal for access to a wide choice of schools in Oxford, Abingdon and Witney. Estelle Manor in North Leigh is a mile away; Soho Farmhouse and the wider Cotswolds, with renowned walks, picturesque countryside and popular pubs and hotels are all within a relatively short distance.

Further shops and a great many leisure attractions, sporting venue, restaurants, theatres and cinemas are provided by the renowned university city of Oxford, approximately 11 miles away. The village is well located for Oxford and London owing to easy access via the A40/M40 or the south west via A34. There are good train links from Oxford Parkway (Marylebone) or Oxford (Paddington) in addition to frequent local bus services to Oxford from nearby Eynsham or Witney.



Approximate Floor Area = 492.7 sq m / 5303 sq ft
 Cellar = 33.6 sq m / 362 sq ft
 Outbuildings = 59.5 sq m / 640 sq ft
Total = 585.8 sq m / 6305 sq ft
 (Including Garage / Excluding Eaves)



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 #93716



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Total Area - 1.40 ha / 3.45 ac

General

Postcode: OX29 6XJ
 Directions: What3Words: ///totals.classmate.propose will take you to the driveway of the property.
 Local Authority: West Oxfordshire District Council
 Services: Mains water, drainage, electricity and gas central heating. FTTH Broadband (up to 900mbps).
 Council Tax: Band H
 EPC Rating: F
 Agent note: The vendor at this property is a relative of an employee of Strutt & Parker.



Available to buy through

National Country House Department

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