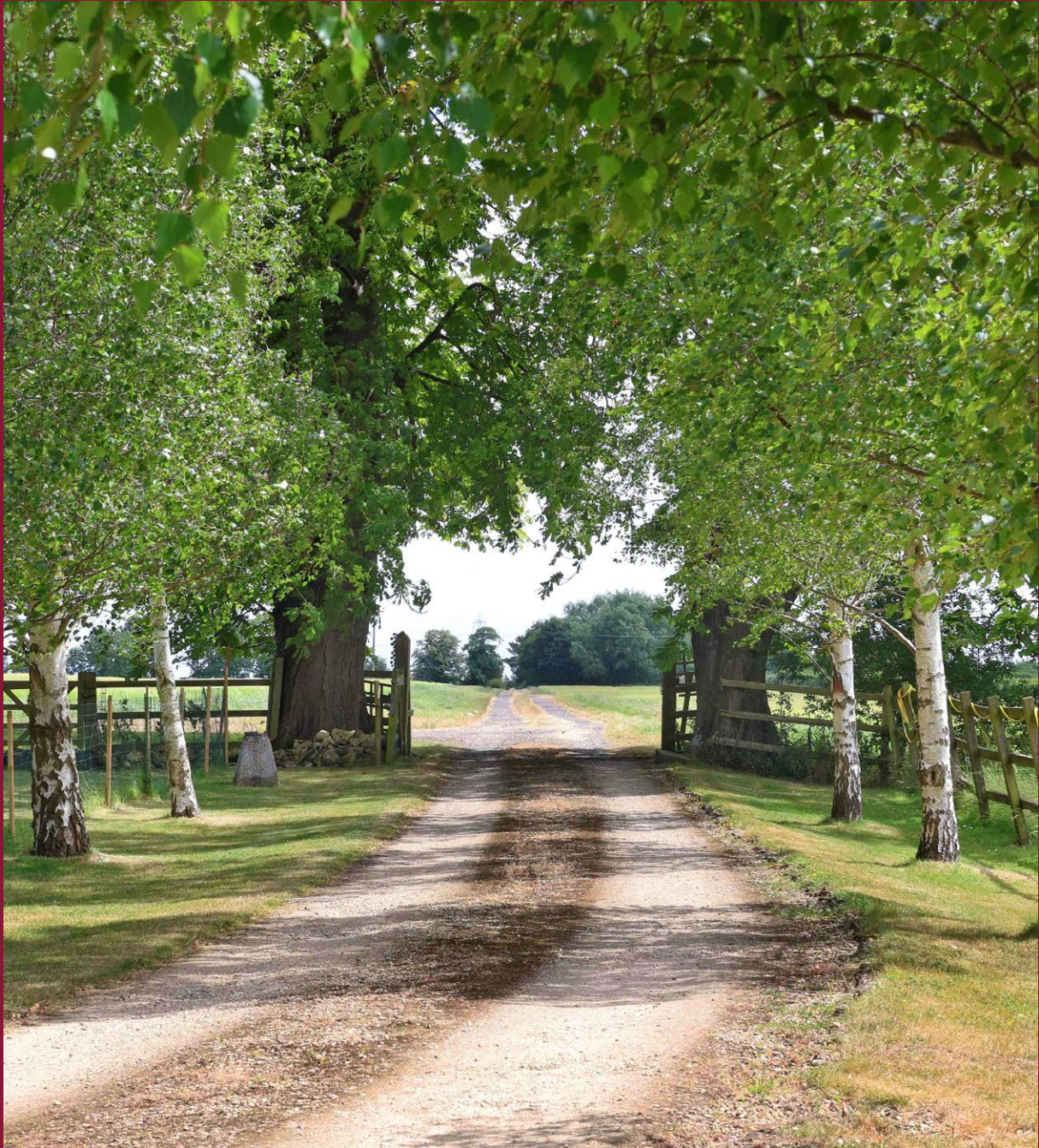


Park Farm House,
Waterperry Common, Oxford



Strutt
& Parker

Land and property. Since 1885.



4,502 sq ft (418.3 sq m) | Freehold
4 bedrooms | 2 bathrooms

Guide price £1,595,000

An elegant Grade II listed Georgian farmhouse in a rural setting with gardens and paddocks extending over 3 acres.

Park Farm House is a handsome Grade II listed Georgian farmhouse occupying a wonderful rural setting within three and a half acres of gardens and paddocks near Waterperry. Dating from the 18th century, the house is notable for its elegant proportions and classical symmetry, while internally it provides versatile family accommodation of considerable charm and character.

The house retains a number of attractive period features, with the principal reception rooms enjoying high ceilings, large sash windows with lovely aspects across the gardens and adjoining paddock land. The overall arrangement is both practical and flexible, well suited to family life while preserving the character expected of a house of this period.

A particular feature of the property is the traditional former farmyard, where two barns provide a useful range of garaging, stabling and storage. In total, the buildings extend to approximately 2,271 sq ft and may offer potential for alternative uses or conversion, subject to the usual consents. There is also scope for equestrian use with an excellent network of bridleways nearby.



Location

The property is well located for access to the surrounding countryside and the amenities of the area. Waterperry is particularly well known for the celebrated Waterperry Gardens, while nearby Wheatley, Oxford and Thame provide an excellent range of day-to-day and more comprehensive shopping, cultural and recreational facilities. Le Manoir aux Quat'Saisons is also close at hand.

Communications are excellent, with the M40 (Junctions 8 and 8a) readily accessible, Haddenham & Thame Parkway about 9.7 miles away with services to London Marylebone from approximately 36 minutes, and Heathrow Airport about 41.2 miles distant. A Park & Ride within around 7 miles also offers access to the Oxford Tube coach service into London.

There is a wide choice of sporting, leisure and schooling in the area, with golf courses nearby, health clubs in Oxford, and an excellent selection of highly regarded schools including The Dragon, St Edward's, Magdalen College School, Wheatley Park School, Headington School, Oxford High School and Ashfold School.

Distances: Oxford 12.9 miles; M40 (J8) 4.9 miles; Haddenham & Thame Parkway 9.7 miles (London Marylebone from 36 minutes); Heathrow Airport 41.2 miles.

All distances and times are approximate.

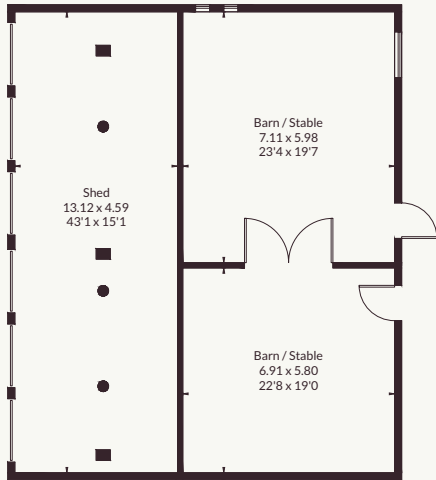
Postcode region: OX33

General

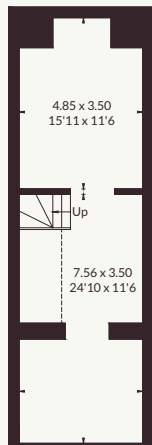
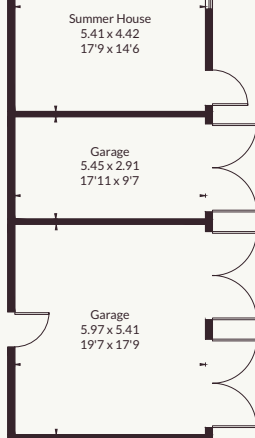
Local Authority: South Oxfordshire District Council
 Services: Shared water supply to mains / Electricity / Oil fired central heating / Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.
 Council Tax: Band G
 EPC Rating: F
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



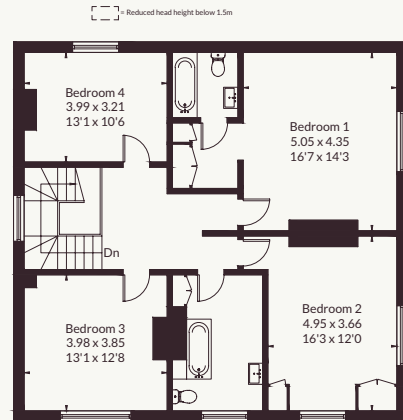
Approximate Floor Area = 245.4 sq m / 2641 sq ft
 Cellar = 46.8 sq m / 504 sq ft
 Garage / Outbuilding = 214.6 sq m / 2310 sq ft
 Total = 506.8 sq m / 5455 sq ft



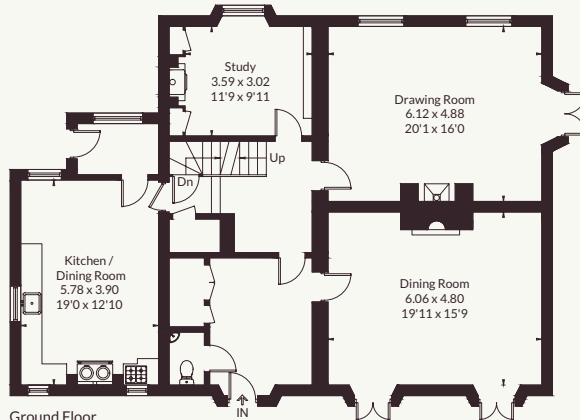
(Not Shown In Actual Location / Orientation)



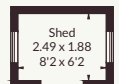
Cellar



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

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