

LANCASTER DRIVE
STANTON HARCOURT | OXFORDSHIRE





WELCOME HOME

The pastoral tranquillity of its setting is a major attraction for those looking to settle in Stanton Harcourt, a charming village nestled in the rural heart of West Oxfordshire yet within easy reach of supermarkets, shops, pubs, schools and endless waterborne recreation.

Number 4 Lancaster Drive is a contemporary and superbly spacious five-bedroom, three-bathroom home that is made-to-measure for a growing or extended family. It's located on the exclusive Hayfield Green development, constructed just two years ago on the village's former 21-acre World War II airfield by award-winning builders Hayfield.

In its prime corner position, this exceptional house has the very best of everything and overlooks an attractive swathe of green space with a play area. Elsewhere on the site there's a heritage trail dedicated to the military history, plus an adjoining lake.

As soon as you step through the front door, masses of natural light put this handsome house into pleasurable focus. You'll be impressed by the top-of-the-range fixtures and fittings, everything from Bosch kitchen appliances to Minoli ceramic tiles, Farrow & Ball paintwork to heritage bronze ironmongery. The finish is faultless and the presentation spotless.

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The rooms are bright, welcoming and generously proportioned with the super-chic 20x26ft kitchen/diner at the beating heart of family life. There's also a sunny double-aspect living room plus a formal dining room that's just the job for those who entertain. A lovely large entrance hall, good-sized utility room and cloakroom/WC complete the ground floor layout.

Upstairs are five generous bedrooms, all doubles, two of them with topnotch Laufen en-suite shower rooms and Hammonds fitted wardrobes, plus a super family bathroom.

And the story doesn't stop there – 4 Lancaster Drive has a double garage with remote controlled electric doors and space for six cars on the driveway, plus a delightful enclosed rear garden.

Stanton Harcourt has a small shop/post office, a renowned pub, activity-packed village hall and is within a short drive of the enhanced shopping, eating out and leisure options of nearby Eynsham and the market town of Witney.

It sounds perfect, and it is! Here's the lowdown . . .

ULTRA-MODERN HOME IN HARMONY WITH ITS HISTORIC SETTING

Hayfield Green is an exclusive enclave of executive homes built on Stanton Harcourt's former World War II airfield. From here, Winston Churchill departed for the pivotal Casablanca conference and it was the starting point for a bomber raid on the German battleship Scharnhorst. There's a heritage walking trail around the site featuring original preserved features such as the air raid shelter and bunkers.

Nicely positioned on the outer perimeter of the development with recreational green space in front and fields beyond, 4 Lancaster Drive is symmetrically stylish with its front door located centrally under a timber porch.

Extending to 11x14ft, the lovely light and airy entrance hall is a room in itself. There's plenty of space for a console table, upholstered shoe storage, an occasional chair, grandfather clock, or whatever you desire – and there's a big built-in storage cupboard and a cloakroom with WC.

The staircase curves unobtrusively to the first floor and there's smart grey Minoli ceramic flooring throughout the ground floor apart from the living room and dining room, which are carpeted. Keeping everything warm and cosy, an eco-friendly Daikin air source heat pump powers underfloor heating downstairs and conventional radiators upstairs.

To the left, glazed double doors open into the double-aspect 13x22ft living room with contemporary feature electric fire and French doors onto the garden – perfect in the summer months to create that desirable 'indoors-meets-outdoors' vibe.

Similarly, the kitchen/diner has bifold doors onto the patio. This is a sensational room, filled with natural light thanks to a further trio of windows, and it's big enough for a large farmhouse table for convivial family meals or, alternatively, you might prefer to add a corner sofa, creating the perfect place for watching TV.





The chic dove grey fitted kitchen is configured as a fantastic collection of floor and wall-mounted units centred around a large white island with double sink, breakfast bar and Quooker hot water tap – all have luxe quartz Silestone worktops. There's a sleek flow to the kitchen thanks to the topnotch integrated Bosch appliances – induction hob, combi microwave and oven, fridge/freezer, dishwasher and extractor fan.

Laundry can be neatly taken care of in the adjoining good-sized utility room with fitted units and sink. The Bosch washer/dryer may be available by separate negotiation.

The double-aspect dining room, to the right of the entrance hall, is again a bright and welcoming space. If preferred, it would make a great study, home office or playroom.

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AND SO TO BED . . .

There's no jostling for the best bedroom here – all five of them are lovely! With windows on both sides, the 15x11ft principal bedroom has top-of-the-range Hammonds fitted wardrobes – and this is echoed in bedroom two, which is also double aspect.

They have identical en-suite bathrooms with walk-in showers, contemporary white Laufen sanitaryware and grey Minoli wall and floor tiles.

The three remaining bedrooms are all doubles and share a luxurious family bathroom with tub and walk-in shower.





EASY-CARE GARDEN

Busy families will enjoy chilling-out in the safely walled and fenced rear garden which is mainly laid to lawn - ideal for children to play and easy to look after - plus flower borders and a large paved patio. The compact front garden is turfed and hedged.

A double garage is located to the side of the house and has driveway parking for six cars.





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ROUND AND ABOUT

The lovely countryside surrounding Stanton Harcourt offers an array of inspiring walks through the lanes and fields or around the lakes and beside the River Thames. Watersports fans are spoilt for choice – sailing, fishing, paddleboarding, river cruisers, canoeing, whatever your interest you will find it here. Family-friendly West Oxfordshire Sailing Club is on the outskirts of the village while there's further sailing and windsurfing at Farmoor reservoir with Oxford Sailing Club.

The everyday essentials and newspapers can be picked up daily from the village shop, which also has a post office three days-a-week, and a village market and cafe takes place in the village hall once a month with fresh eggs, vegetables, home-baked goodies, plants and crafts on sale.

It's a short walk to Stanton Harcourt CE Primary School, Ofsted-rated 'good', and it's 2.5 miles to the local secondary, Bartholomew at Eynsham, which is rated 'outstanding'. Nearby private schools include Cokethorpe, 2.5 miles, and Cothill, five miles.

Stanton Harcourt is a friendly community with lots going on all-year-round. This summer the villagers are looking forward to Stanton in Wonderland

festival, which includes a competition for the best decorated house. The village is blessed with a super pub, the recently revamped two AA rosette Harcourt Arms, which serves tasty pub classics alongside topnotch seasonal specials featuring locally sourced produce, and there's some seriously good pubs in the vicinity too. Legendary Sunday roasts and a Tuesday pizza night are highlights at the community-run Red Lion at Northmoor and fine dining is on the menu at the Black Horse in Standlake.

It's a five-minute drive to the larger village of Eynsham with a Coop supermarket, greengrocers, post office, several pubs, cafes and restaurants, and a GP surgery. The delightful town of Witney is within a 15-minute drive and has all the facilities and attractions you would expect from a popular town, such as Waitrose and Sainsbury's supermarkets, multiplex cinema, leisure centre, community hospital with minor injuries department, and a thriving shopping centre.

It's an easy run from Stanton Harcourt into Oxford city centre and there's access to the A40, A34, M40 and M4. There are mainline railway stations with direct services to London Paddington from Oxford and Long Hanborough, both within six miles.

WHERE TO GO WHEN YOU NEED:



Milk: The everyday essentials and newspapers can be picked up daily from the village shop, which also has a post office three days-a-week, and a village market and cafe takes place in the village hall once a month with fresh eggs, vegetables, home-baked goodies, plants and crafts on sale.



Golf: The prestigious Frilford Heath Golf Club is a short drive away. This famous 54 hole course has a thriving members' community and hosts regular competitions and events. Or try Hinksey Heights Golf Club, which has earned a reputation for challenging good golfers and rewarding those of all abilities with 18 holes of quality golf combined with unique and spectacular views of the Dreaming Spires of Oxford.



Gym/Fitness: The lovely countryside surrounding Stanton Harcourt offers an array of inspiring walks through the lanes and fields or around the lakes and beside the River Thames. Watersports fans are spoilt for choice – sailing, fishing, paddleboarding, river cruisers, canoeing, whatever your interest you will find it here. For frequent gym-goers, Bartholomew Sports Centre is just ten minutes away in Eynsham, or Pirate Fitness and PureGym in Witney are less than a twenty minute drive from 'home' and each offers a selection of group exercise classes and functional training facilities.



Dinner/Drinks: The village is blessed with a super pub, the recently revamped two AA rosette Harcourt Arms, which serves tasty pub classics alongside topnotch seasonal specials featuring locally sourced produce, and there's some seriously good pubs in the vicinity too. Legendary Sunday roasts and a Tuesday pizza night are highlights at the community-run Red Lion at Northmoor and fine dining is on the menu at the Black Horse in Standlake.



Play Area: Just a few steps from your very own front door...! Perfect for allowing your little ones a sense of independence after school while still keeping an eye on them. Elsewhere on the site there's a heritage trail dedicated to the military history, plus an adjoining lake.



Weekly Shop: It's a five-minute drive to the larger village of Eynsham with a Coop supermarket, greengrocers, post office, several pubs, cafes and restaurants, and a GP surgery. The delightful town of Witney is within a 15-minute drive and has all the facilities and attractions you would expect from a popular town, such as Waitrose and Sainsbury's supermarkets, multiplex cinema, leisure centre, community hospital with minor injuries department, and a thriving shopping centre.

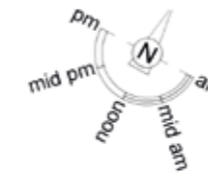


Schools: It's a short walk to Stanton Harcourt CE Primary School, Ofsted-rated 'good', and it's 2.5 miles to the local secondary, Bartholomew at Eynsham, which is rated 'outstanding'. Nearby private schools include Cokethorpe, 2.5 miles, and Cothill, five miles.

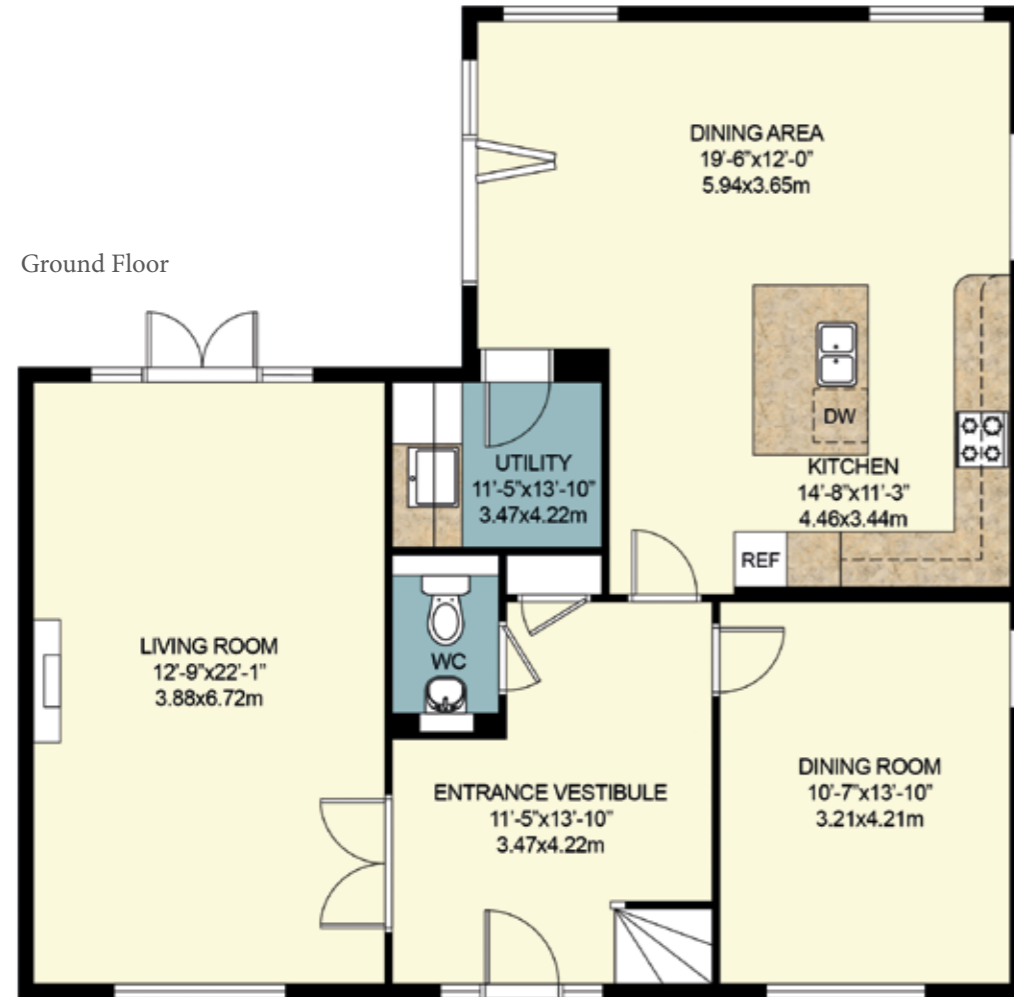


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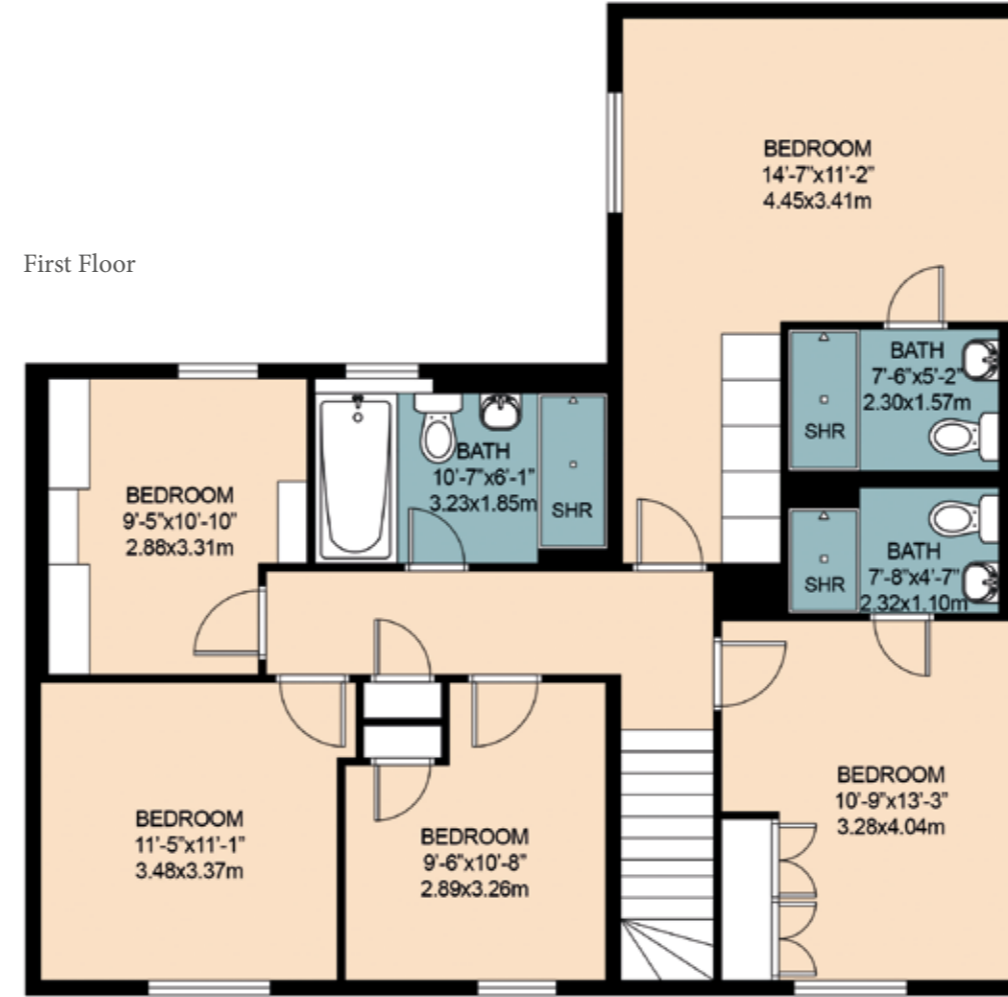
Ground Floor: 1050 sq.ft / 98 sq.m
 First Floor: 976 sq.ft / 91 sq.m
 Total: 2026 sq.ft / 188 sq.m



Ground Floor



First Floor



The Finer Details...

- EPC Rating: B
- Council Tax: Band F
- Heating: Air Source Heat Pump
- Trains: Oxford – London Marylebone 1hr 20mins
- Distances: Abingdon – 11.7 miles
 Oxford – 12.2 miles
 Burford – 12.5 miles
 Heathrow – 68.4 miles

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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