

# Greyhound House

LAUNTON • OXFORDSHIRE





# GREYHOUND HOUSE

LAUNTON, OXFORDSHIRE

***A Magnificent ,17th Century, Five Bedroom Detached House, Finished to an Impressive Standard***

Reception Hall • Sitting Room• Drawing Room•

Kitchen/ Diner • Boot Room • Cloakroom

Master Bedroom Ensuite

Four Further Bedroom One With Ensuite

Family Bathroom

Aga. • Oil Central Heating

## **Outside**

Garage • Annex• Enclosed Gardens

Approx Gross Internal Floor Area

4217sq ft 392 sq m

Bicester 3 miles, Bicester North station 3 miles (Mainline Station to London Marylebone fastest train 43 minutes) M40 (Junction 9) 6 Miles, Heathrow 52 miles, Central London 65 miles

(All distances and times approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







## Greyhound House: A Historic Grade II Listed Retreat with Modern Comforts

Dating back to 1682, Greyhound House is a magnificent Grade II listed property that seamlessly blends historic charm with contemporary amenities. This exceptional home, steeped in centuries of history, is set on an expansive plot, exuding an aura of timeless elegance. As you approach the property, you're greeted by a grand entrance with a sweeping driveway that provides ample parking. The beautifully sculpted trees and meticulously maintained planting areas add to the grandeur, creating an inviting atmosphere as you approach the front door.

Upon entering the main house, you are welcomed by an impressive entrance hall that immediately sets the tone for the rest of the property. Off the hall, you'll find both the sitting room and the drawing room, each offering a unique atmosphere. The sitting room, with its dual aspect windows, is bathed in natural light, creating a warm and inviting space. The open fire adds a cosy touch, making it the perfect place to unwind. The adjacent drawing room is equally impressive, featuring an inglenook fireplace with a log burner that enhances the historic character of the home, providing a focal point for gatherings during the colder months.

The heart of the home is undoubtedly the expansive kitchen and dining area. This space is designed with both functionality and style in mind, featuring solid oak bespoke cupboards, luxurious granite worktops, and a striking Royal Blue Aga. Double doors open out to the rear garden, seamlessly blending indoor and outdoor living. Practicality is further ensured with a boot room that boasts terracotta flooring, ideal for muddy boots after a walk in the surrounding countryside, and a conveniently located cloakroom that adds to the home's modern comforts.

The first floor is dedicated to relaxation and privacy. The master bedroom is a serene retreat, with exposed beams adding a touch of rustic charm. Built-in wardrobes provide ample storage, while the en-suite bathroom, adorned with natural stone tiles, offers a luxurious space to unwind. Two additional double bedrooms on this floor are equally spacious and filled with character, served by a family bathroom that features a classic roll-top bath and a walk-in shower. A well-appointed laundry room completes this level, offering practical space for a washing machine, dryer, and a heated towel rail.







The second floor is a treasure trove of character, revealing two more beautifully appointed bedrooms, each with exposed beams that highlight the property's historic roots. One of these bedrooms benefits from an en-suite bathroom, making it an ideal guest suite or private space for older children.

Greyhound Lodge, the separate annex, is a charming 17th-century stable that has been thoughtfully converted into a modern living space. It offers an open-plan living and kitchen area with underfloor heating for added comfort. Upstairs, the light and airy bedroom provides a peaceful retreat, blending the lodge's historical charm with modern convenience.

The property also features a large garage with an electric door, providing secure parking and additional storage. A staircase leads to a storage room above the garage, which could serve as an office, gym, or even a studio, depending on your needs, subject to building regs.

Outside, the extensive garden is a haven for outdoor enthusiasts, featuring mature flowerbeds, fruit trees, and a summer house. A well-fed irrigation system ensures that the garden remains lush and vibrant throughout the year. Whether you enjoy gardening, outdoor dining, or simply relaxing in a tranquil setting, the garden at Greyhound House offers endless possibilities.

In summary, Greyhound House is a truly unique property that combines historic character with modern comforts. It offers a rare opportunity to own a piece of history while enjoying all the conveniences of contemporary living, set within a beautifully tranquil environment.







## Launton, Oxfordshire

Launton is a picturesque village set in the peaceful Oxfordshire countryside, offering a blend of rural charm and historical significance. With origins dating back to Anglo-Saxon times, the village is rich in heritage, highlighted by its timeless architecture and strong sense of community. At the heart of Launton is the 12th-century St. Mary's Church, a beautifully preserved example of medieval architecture that remains a focal point of village life.



**Schools:** Launton is home to Launton Church of England Primary School, known for its supportive environment. For secondary education, options in nearby Bicester include The Cooper School. The village is also within reach of prestigious independent schools such as Stowe School and Winchester House, providing diverse educational choices.



**Walking & Riding:** The surrounding countryside is perfect for outdoor enthusiasts, with a network of footpaths and bridleways ideal for walking, cycling, and horse riding. The village hosts active sports clubs, including cricket and football, and nearby golf courses like Bicester Hotel Golf and Spa offer excellent facilities for golfers.



**Shopping:** Launton provides essential amenities, including a local shop and post office. The Bull Inn, the village pub, is a popular social hub known for its welcoming atmosphere and hearty meals. For more extensive shopping, Bicester is just a short drive away, offering a variety of shops, restaurants, and services, including the Bicester Village Designer Outlet for luxury shopping.



**Travel:** Launton is well-connected, with Bicester North and Bicester Village railway stations offering regular services to London Marylebone in about an hour. The village is also conveniently located near the M40 and A41, providing easy access to Oxford, London, and the Midlands.

Launton is a quintessential English village that combines a tranquil, rural lifestyle with modern conveniences and excellent transport links, making it an ideal place to live.

**Directions :- Greyhound House,  
Bicester Road, Launton Oxfordshire,  
OX26 5DQ**

**House EPC Exempt**

**Annex EPC :- C**

**Council Tax Band :- G**

Electricity, mains drainage and water, Oil  
Boiler.

**Fixtures and fittings**

Only those mentioned in these sales  
particulars are included in the sale. The  
Sale is to include all fitted carpets.

**Local authority**

Cherwell District Council is 01295 227001



APPROX. GROSS INTERNAL FLOOR AREA  
GREYHOUND LODGE = 730 SQ FT / 68 SQ M  
GREYHOUND HOUSE = 3900 SQ FT / 362 SQ M  
TOTAL = 4630 SQ FT / 430 SQ M

GREYHOUND HOUSE, BICESTER ROAD, LAUNTON, OX26 5DQ

All measurements of walls, doors, windows and fitting and appliances,  
including their size and location, are shown as standard sizes and therefore  
cannot be regarded as a representation by the seller.



The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.



www.reastonbrown.co.uk Email: info@reastonbrown.co.uk  
94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626  
2-4 Windmill Road, Headington, Oxford, OX3 7BU +44(0) 1865 308855  
119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589