An attractive house with land and good equestrian facilities in a popular Oxfordshire village

Reception hall • Drawing room • Sitting room
Kitchen/dining room • Master bedroom suite
Guest bedroom suite • 4 further bedrooms
2 further bathrooms • Secondary kitchen
First floor office/games room
Modern stable block with 8 stables • Manège
Tack/store room • Garaging
Self-contained guest/staff annexe
Workshop • Hay barn • Outdoor swimming pool
Gardens • Orchard • Paddocks

In all about 9 acres

Leafield 0.5 miles • Charlbury (London Paddington 75 minutes) • Burford 5.5 miles • Oxford 16 miles
Abingdon 19 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.
Leafield

Leafield is a popular elevated village in West Oxfordshire with a shop, primary school, public house and the impressive Church of St Michael and All Angels’s, designed in 1859 by Sir George Gilbert Scott. The village is highly sought after due to its proximity to the city of Oxford, Charlbury rail station and the Cotswolds.

Within 15 minutes, the market towns of Burford, Charlbury and Chipping Norton can be reached with also the town of Witney close to hand, offering a comprehensive range of facilities including a Waitrose supermarket and a cinema complex.

Fairspear Farm

Fairspear Farm is an attractive family house, believed to date back to 1853, built in traditional Cotswold Stone. The original barns were reputedly where the country’s first Combine Harvester was built and the property was also the birthplace of Sundew, the 1957 Grand National Winner.

The house also lies minutes from a well regarded British Eventing Course and gallop.

The house offers well-proportioned rooms, with the current owners comprehensively refurbishing the property within the last 10 years. The house site at the end of a long gravelled drive behind an electric gate with the driveway continuing up past tall hedges to a courtyard with a swimming pool to the south and a stable block with adjacent annexe to the north. Immediately in front of the house lies a large lawned area with a walkway through the yard into the paddocks.

Within the grounds there is a 60m x 40m Combi Ride manege with dressage mirrors. There is also a self-contained annexe (which could be enlarged subject to the necessary planning consents being gained). There is also a rubber surfaced wash down area adjacent to the stable yard and a very large hay barn with 3 more stables.

A selection nearby includes; Kitebrook, St Hughes, Cokethorpe and Abingdon with in Oxford; St Edwards, Radley College, Headington School, The Dragon School, Cothill, Summerfields, Chandlings Manor, St Helens and St Katherines, and Oxford High amongst others.

Mainline train station Charlbury – London Paddington 75 minutes

M40 (Junction 8) 24 miles, Chipping Norton, Stratford-upon-Avon and Oxford

Theatres in Chipping Norton

Racing at Cheltenham, Warwick, Stratford-upon-Avon

Golf at Lyneham, Burford, Witney, Chipping Norton

Daylesford Farm Shop and spa and Soho Farmhouse in the nearby Great Tew Estate.
Local Authority
West Oxfordshire District Council 01993 702941

Services
Mains, gas, and electricity. Shared mains metered water supply. Private drainage.

Directions (OX29 9NT)
From the roundabout at the end of the A40 dual carriageway (before Burford) take the 2nd exit back onto the B4047 signed to Minster Lovell. Take the 2nd left to Old Minster Lovell (after the staggered cross roads) and proceed down the hill. Turn right over the bridge, passing The Swan Public House and Restaurant, up to the small crossroads, turning left signed to Fordwells. Follow this road to the village of Leafield, turning left at the green, signed Shipton-under-Wychwood. Halfway down the long straight, you will see a turning to the right to Fairspear Farm with the driveway leading though paddocks. Take the right hand fork which leads to the electric entrance gates.

Fixtures and Fittings
All those items regarded as tenant’s fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.
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Approximate Gross Internal Area
House: 6,262 sq ft
Stable Block: 3,637 sq ft

Illustration For Identification Purposes Only. Not To Scale
Ref B7882 KW

Energy Efficiency Rating

[Diagram showing energy efficiency rating]

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