



Fox House  
LITTLE COXWELL, OXFORDSHIRE







# Fox House

LITTLE COXWELL, OXFORDSHIRE

A charming period village property with spacious accommodation, beautiful gardens, several outbuildings including two small cottages, and swimming pool, positioned around a delightful courtyard setting. It has views to White Horse Hill.

ACCOMMODATION: Kitchen/Breakfast Room • Family Room • Dining Hall • Drawing Room • Cloakroom  
Master Bedroom Suite • Second Bedroom Suite • 3 further Bedrooms • Family Bathroom

CUB COTTAGE: Bed/Sitting Room • Kitchen • Bathroom

STABLE YARD: Hall • Wet Room • Cloakroom • Games Room • 2 Stables • Garage

OFFICE (OUTBUILDING 2): 2 Offices • Bathroom •

STORE (OUTBUILDING 3): Utility Room • Store • Wood Store

GARDENS: Lawns • Terrace • Vegetable Garden • Swimming Pool • Greenhouse • Gravelled Parking



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## DESCRIPTION

Fox House is a wonderful family home offering spacious accommodation and a large garden with swimming pool, situated on the edge of the village. There are various outbuildings some of which have been converted to provide ancillary accommodation, an office and garden stores.

The property is approached via a gravel driveway and wrought iron gates which lead into a secluded courtyard parking area bordered by the old stables, the Den (currently used as an office), Cub Cottage and other garden stores. Fox House accommodation is arranged over two floors with several reception rooms on the ground floor comprising;

entrance/dining hall, drawing room with open fire and bay window, family room and kitchen/breakfast room with views over the garden, stable door to patio, and four oven Aga. In addition there is a downstairs cloakroom.

The accommodation on the first floor comprises; master bedroom suite with bathroom and dressing room, as well as a second suite, again with its own bathroom and dressing area (currently used as an office). There are three further bedrooms served by a family bathroom and a separate cloakroom.

The house is presented in good order and has a wealth of character features such as sash windows, exposed beams and fireplaces. It is also light and airy.

The old stables block has been beautifully converted in part and with its open-plan first floor is currently used as a games room and cinema with stunning window feature and view across neighbouring farmland. On the ground floor there is an entrance hall with wet room and separate cloakroom enabling further development to ancillary accommodation. The rest of the ground floor consists of the original stables now used for garden machinery storage, and a garage.







All have power, heating and light and are dry. An adjacent building is now a self-contained office with a bathroom. Known as "The Den", this building has the fittings available to install a kitchen. Cub Cottage is a bed-sitting room with kitchen and bathroom, all on one level. In addition, an outbuilding by the gate is used as a utility room with plumbing for a washing machine and power points for a drier and other electrical items.

The extensive gardens are laid primarily to lawn, bordered by mature trees and shrubs. To the rear of the garden, separated by mature greenery, is an area for growing vegetables. The swimming pool is bordered by terracing and a low hedge and fence separating it from the lawned area. In all, the property amounts to approximately 0.8 acres.

### SITUATION & AMENITIES

Mileages. (all mileages approximate) Faringdon 2.4 miles, Wantage 10 miles, Swindon 12 miles, M4 (J15) 12 miles, Didcot 21 miles (London Paddington about 45mins) Oxford 20 miles

Little Coxwell is a charming and quiet village situated near the Berkshire downs. It is set down a 'no through' road and therefore there is no through traffic in the village. It is conveniently placed a mile or so from the A420, giving access to Faringdon, Wantage, Abingdon, Oxford and Swindon and the M40 and M4 motorways respectively.





The village gives access to public footpaths and wonderful walks with beautiful views. The Eagle public house has a popular restaurant as well as retaining a traditional pub atmosphere and St Mary's Church, a 12th century Chapel of Rest, with a number of features of historical and architectural interest, including a Norman doorway and a 15th century octagonal font. Supermarkets and more extensive shopping can be found in Wantage, Faringdon, Oxford and Swindon. There are theatres in Oxford, Newbury & Swindon. Golf at Carswell & Frilford Heath Racing at Newbury. There are plenty of walks including The Ridgeway walk on the Berkshire Downs.

The property is conveniently situated for schools located in Oxford (The Dragon and Summer Fields), Cothill, St. Hugh's, Pinewood and Reading (Downe House) and Newbury (Elstree, Cheam and Horace Hill), as well as Radley, Abingdon and Marlborough.

Road access is via the main arterial route of the A420 to the M4 and the A34 for the M40. Regular fast trains serving London Paddington can be found at both Didcot and Swindon.

#### SERVICES

Mains water. Mains electricity. Private drainage. Gas fired central heating. Telephone (subject to BT regulations) Broadband available in Little Coxwell via Gigaclear. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

#### FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including curtains, garden ornaments and statues are excluded. Some may be available by separate negotiation if required.

#### LOCAL AUTHORITY

Vale of White Horse District Council, Abingdon OX14 4SB  
01235 422422

#### COUNCIL TAX

BAND G

#### POSTCODE

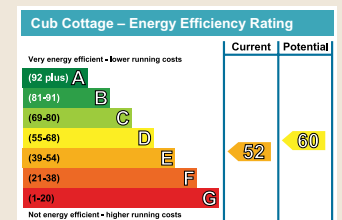
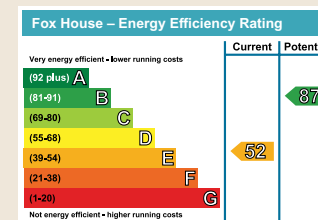
SN7 7LW

#### VIEWING

Please telephone Butler Sherborn, Burford Office  
T 01993 822325 or The London Office T 0207 839 0888.  
E angus@butlersherborn.co.uk

#### DIRECTIONS

From A420 westbound, turn left signed to Little Coxwell. Take the first right into Little Coxwell, where Fox House will be found on the right hand side after about 150 metres. There is a gravel driveway which leads to the parking area.



Approximate Gross Internal Area House = 281.9 sq m / 3034 sq ft

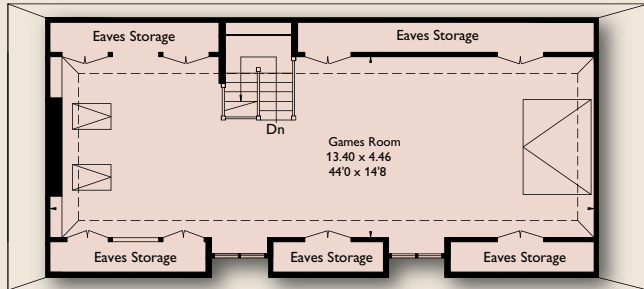
The Stables = 142.7 sq m / 1536 sq ft (Excluding Eaves Storage)

The Den = 31.6 sq m / 340 sq ft

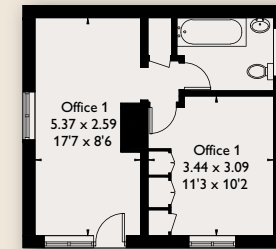
Utility Building = 27.1 sq m / 292 sq ft

Cub Cottage = 32.4 sq m / 349 sq ft

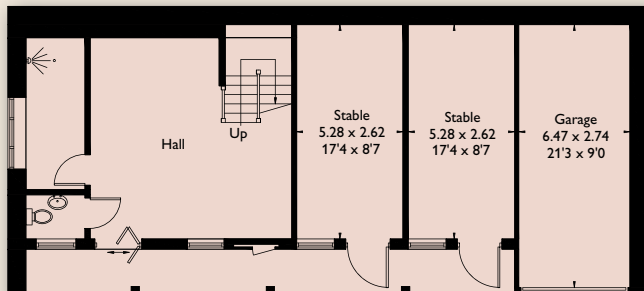
Total = 515.7 sq m / 5551 sq ft



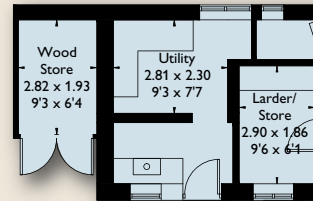
THE STABLES - FIRST FLOOR  
(Not Shown In Actual Location / Orientation)



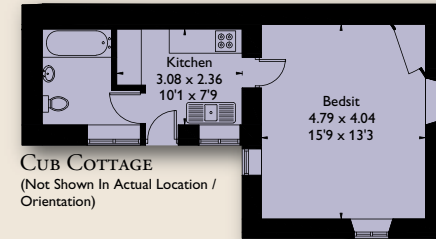
THE DEN  
(Not Shown In Actual Location / Orientation)



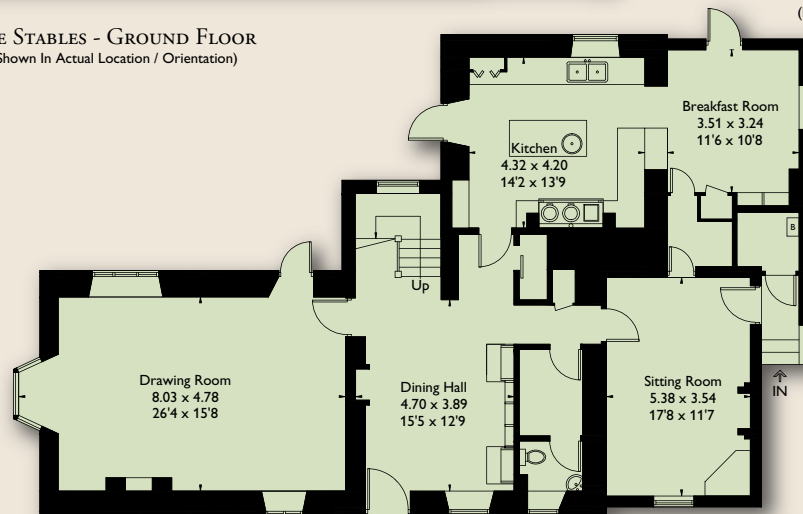
THE STABLES - GROUND FLOOR  
(Not Shown In Actual Location / Orientation)



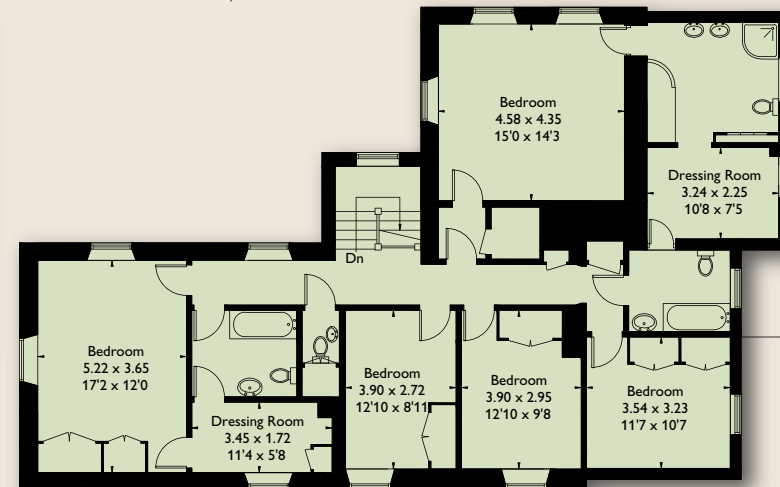
UTILITY BUILDING  
(Not Shown In Actual Location / Orientation)



CUB COTTAGE  
(Not Shown In Actual Location / Orientation)



GROUND FLOOR



FIRST FLOOR

FLOORPLANZ © 2016 0845 6344080 Ref: 168453

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



