The Farm House
Crawley • Witney • Oxfordshire • OX29 9TR
An imposing Georgian farmhouse, Listed Grade II, in an elevated position overlooking the village with gardens and grounds of 2.6 acres

Entrance hall • sitting room • dining room • kitchen/breakfast room • master bedroom with en suite shower room • further 5 bedrooms (one with en suite shower room) • family bathroom • utility room • cloakroom • boot room • garden room • basement games room

• Integral double garage and store rooms/workshop
• Additional detached garage with room over

Gardens and grounds
In all about 2.6 acres

Witney: 2 miles
Charlbury: 6 miles
Burford: 7 miles
Long Hanborough: 7 miles
Oxford Parkway: 12 miles
Woodstock: 10 miles

Directions
From the A40 to the south of Witney take the exit to Minster Lovell and then take the B470 back towards Witney. After a short distance take the turning north signposted Crawley. Cross over the bridge into the village and the entrance to The Farm House will be seen just beyond the war memorial.

Situation
Crawley is a pleasant village just outside Witney that mainly comprises period cottages and houses. It is surrounded by the attractive west Oxfordshire countryside on the edge of the Cotswolds. There are two public houses in the village. Extensive local amenities are found in Witney, with the university city of Oxford providing cultural amenities and the village is within 10 miles of Woodstock, with the World Heritage Blenheim Palace and Park.
Crawley is within reach of Charlbury and Long Hanborough mainline stations (with services to London/Paddington) and about 12 miles from the recently opened Oxford Parkway station (London/Marylebone from about 55 mins).

The area is very well served for schooling both state and independent. With primary and secondary schools in Witney and Burford, independent schools are found in Abingdon and Oxford as well as the conveniently located Cokethorpe school just south of Witney.

**DESCRIPTION**

Believed to formally have been part of the Blenheim Park Estate, the Farm House is a charming, double fronted Georgian property offering spacious family accommodation over three floors. Built in stone under a tiled roof it is listed Grade II and dates from the early 18th century. It retains important architectural detail including high ceilings in the principal rooms, sash windows, flag stone floors, panelled doors and attractive fireplaces.

The main reception rooms are to the front of the house and to the rear is the farmhouse style kitchen/breakfast room with access to the integral garage, large utility room and garden room to the side. The kitchen has an oil-fired Aga, extensive cupboards and further appliances including fridge, freezer, electric oven, gas hob and dishwasher. The former cellar has been improved to create a games room. On the first floor are four bedrooms (the main bedroom having an en suite shower room) and a family bathroom. On the upper floor are a further two/three bedrooms one with an en suite shower room.

In recent years a detached double garage, built in natural stone, has been added to the west of the farm house. An integral staircase in the garage leads to a useful home office/studio. There is also potential to create a self-contained annexe subject to the usual consents.

**OUTSIDE**

The property is approached over a gated entrance and a gravel drive which leads through the front garden to the parking and turning areas by the house and garage. The gardens are terraced and there are mature trees including lime, apple, walnut, weeping willow and horse chestnut.

The paddock is positioned to the rear of the house and an area has been levelled to be used for marquees when entertaining and as an informal family tennis court. In all the gardens and grounds extend to about 2.6 acres.

**SERVICES:** Mains water, electricity and drainage are connected.

**LOCAL AUTHORITY:** West Oxfordshire District Council, 26 Wood Green, Witney, Oxon. Tel: 01993 702941
**Ground Floor**
- Hall: 5.05 x 4.52
- Entrance: 16'7 x 15'8
- Kitchen: 6.10 x 4.85
- Breakfast Room: 20'0 x 15'11
- Dining Room: 5.05 x 4.78
- Sitting Room: 5.11 x 4.75
- Garden Room: 4.56 x 3.02
- Utility: 5.79 x 2.77
- Bedroom 1: 5.08 x 4.06
- Bedroom 2: 4.98 x 4.39
- Boot Room: 2.79 x 1.68
- Bedroom 3: 6.15 x 2.41
- Bedroom 4: 5.41 x 5.03
- Bedroom 6: 5.31 x 5.03
- Bedroom 7: 2.79 x 2.74
- Bedroom 5: 3.91 x 2.64

**Barn Ground Floor**
- Storage: 5.05 x 4.98
- Workshop: 4.93 x 1.83
- Garden Room: 4.56 x 3.02
- Utility: 5.79 x 2.77
- Bedroom 1: 5.08 x 4.06
- Bedroom 2: 4.98 x 4.39
- Bedroom 3: 6.15 x 2.41
- Bedroom 4: 5.41 x 5.03
- Bedroom 6: 5.31 x 5.03
- Bedroom 7: 2.79 x 2.74
- Bedroom 5: 3.91 x 2.64

**Barn First Floor**
- Bedroom 1: 5.08 x 4.06
- Bedroom 2: 4.98 x 4.39
- Bedroom 3: 6.15 x 2.41
- Bedroom 4: 5.41 x 5.03
- Bedroom 6: 5.31 x 5.03
- Bedroom 7: 2.79 x 2.74
- Bedroom 5: 3.91 x 2.64

**First Floor**
- Hallway: 6.78 x 3.02
- Bedroom 2: 5.08 x 4.06
- Bedroom 1: 5.08 x 4.06
- Bedroom 3: 6.15 x 2.41
- Bedroom 4: 5.41 x 5.03
- Bedroom 5: 3.91 x 2.64
- Bedroom 6: 5.31 x 5.03
- Bedroom 7: 2.79 x 2.74

**Lower Ground Floor**
- Boot Room: 2.79 x 1.68
- Garden Room: 4.56 x 3.02
- Utility: 5.79 x 2.77
- Bedroom 1: 5.08 x 4.06
- Bedroom 2: 4.98 x 4.39
- Bedroom 3: 6.15 x 2.41
- Bedroom 4: 5.41 x 5.03
- Bedroom 6: 5.31 x 5.03
- Bedroom 7: 2.79 x 2.74

**Council Tax:** Band G

**Tenure:** Freehold with vacant possession on completion.

**Viewings:** Strictly by appointment with Savills (01865 339700). Prior to making an appointment to view Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

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