

RECTORY FARM

NORTHMOOR, WITNEY



ADKIN
ESTABLISHED 1793

RECTORY FARM

NORTHMOOR, WITNEY, OX29 5SX

A BEAUTIFUL LISTED FARMHOUSE,
4/5 BEDROOM MODERN HOUSE AND
2 HOLIDAY COTTAGES IN A SOUGHT
AFTER VILLAGE.

- Oxford Parkway 13 miles (trains to Marylebone 1 hour)
- Witney 8 miles
- Didcot 15 miles (trains to London Paddington 40 mins)

5 bedroom (with 4 additional attic rooms) 4,525 sq ft Listed Farmhouse | 4/5 bedroom 2,368 sq ft secondary house offering flexible accommodation or potential for other uses | 2 income producing Holiday Lets | Ancillary Outbuildings | Part Walled Garden | Paddock of approximately 1.86 acres also available

For sale as a whole or in lots by private treaty.

In all about 4.72 acres (1.91 hectares)





Description

Rectory Farm is an historic farmstead situated in the heart of the pretty and peaceful village of Northmoor. The property comprises the main farmhouse, a secondary modern house known as “Extra Cover”, a Listed Granary and Dovecote, paddock and 2 attractive, and income producing, holiday lets. Rectory Farm is available as a whole or in Lots as described below.

Lot 1: Rectory Farmhouse, Orchard Cottage and Carters Cottage

Coloured pink on the attached plan.

About 2.62 acres (1.06 hectares)

Rectory Farmhouse is an imposing, historic house of limestone under a stone slate roof. The house is set back from the village road and approached over a driveway off Church Road to reveal the property. The house has a date stone of 1629 but is believed to be even earlier in origin and to be part of an endowment to St John's College in 1555. The house is mentioned in “The History of St John's College” by W C Costin and records that the house was re-built between 1621 and 1641 which ties in with the date stone of 1629 above the front door.

The current owners' family have lived in the area since the 17th century and have occupied Rectory Farmhouse since 1913 with four generations having farmed the adjoining land.

The accommodation is as shown on the floor plan, but includes an impressive, and refurbished, kitchen and breakfast area with bespoke kitchen cabinets, 4 door Aga, double Belfast sink, Island with storage, power and 2 additional electric hobs. There is an integrated NEFF oven, plumbing for dishwasher, an abundance of storage and LED spotlights. The adjoining utility room also has bespoke storage including a large “housemaids” cupboard, further Belfast sink, plumbing for washing machine and space for tumble dryer. Also accessed from the kitchen is the large pantry with further storage, freezer space and granite shelf.



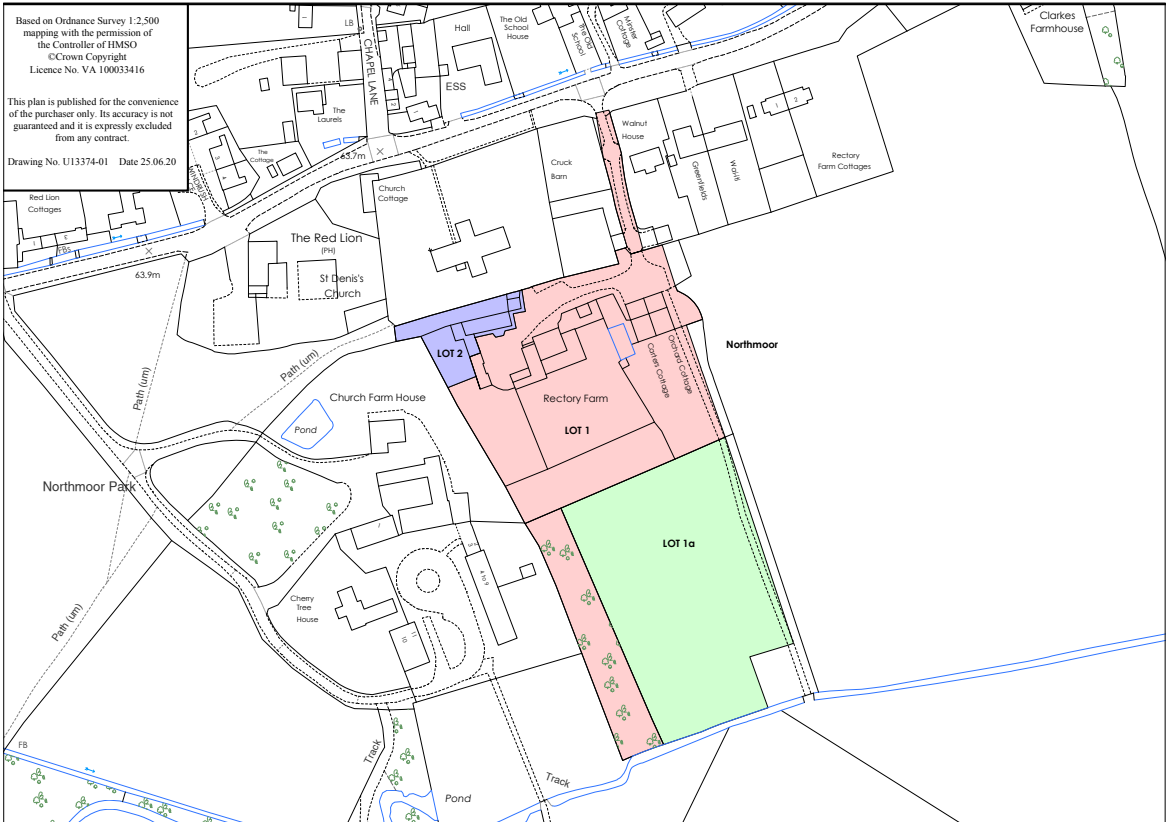




Granary



Orchard Cottage and Carters Cottage



Adjoining the utility room, but accessed from outside under a covered walkway, are two good stores with power and plumbing and, above, accessed from external stone steps, is a large apple room which provides further potential for a variety of uses.

Outside there is a woodstore, small greenhouse and a concealed secure storage container. To the north east of the house is the Listed Granary standing on staddle stones which was restored in 2007.

The beautiful and extensive garden lies primarily to the south of the house with an enclosed and sheltered charming fairy ring garden to the east. There is a good sized area of lawn with vegetable garden beyond including raised beds, a summer house and many specimen trees including flowering cherry and fig. Further to the west lies the orchard containing apple, pear and plum trees.

Carters Cottage and Orchard Cottage

To the east of the main house and of the entrance drive are the two holiday cottages. These are essentially mirror images of each other as shown on the floorplans and have been superbly converted from a former cart shed. Each provides 2 bedrooms, bathroom, shower room, kitchen/breakfast and living room. Both have south facing gardens and ample parking area to the front.

Lot 1a Paddock

Coloured green on the attached plan.
 About 1.86 acres (0.75 hectares)
 To the south of Rectory Farmhouse's vegetable garden is the paddock of approximately 1.86 acres. The paddock is laid to grass and the majority of the boundaries are mature hedgerows and fencing.

Lot 2 Extra Cover

Coloured blue on the attached plan.
 About 0.24 acres (0.10 hectares)
 To the north west of Rectory Farmhouse and accessed off the same driveway is Extra Cover. The house was built in 2001 upon the site of a former barn and provides spacious accommodation extending to approximately 2,300 sq ft (220 sq m). Whilst the house is an excellent family home it also provides potential for a variety of uses such as office space, mixed use residential and office etc subject to the necessary consents.

A corridor from the kitchen links all of the major rooms with the front door and leads to the spacious double aspect drawing room with imposing fireplace and Clearview woodburner. The room contains beautiful moulded plaster cornice and plasterwork on beam soffits. The 24' dining room also has a stunning fireplace and Clearview woodburner together with arched windows providing views over the private garden and the paddock beyond. A snug/study, half cellar and store area complete the ground floor accommodation.

On the first floor are 5 bedrooms and 4 bathrooms. The majority of the bedrooms retain some original features, including moulded plaster work in the master bedroom. There are two staircases to access the second floor which provide four further good sized rooms with good head height. Although only used for storage in recent times these provide potential for further accommodation space if needed.

Throughout the house are many period features including carved spandrels, which are replicated on door frames and fireplaces throughout the house, together with exposed timbers and the intricate plasterwork.

The front door leads into a welcoming entrance hall with large cloakroom to one side, whilst on the opposite side is the large, light and airy kitchen. The kitchen includes floor and wall units, 2 door Aga, integrated dishwasher, fridge/freezer, electric hob and oven and has a tiled floor. To one side is the utility room with larder cupboard, second sink, plumbing for washing machine, further storage and the boiler.

Off the kitchen is the large double aspect dining room which in turn leads to the drawing room complete with its impressive fireplace, housing a woodburner, and wonderful double doors which flood the room with light and give a view of, and access to, the garden beyond. At the other end of the ground floor, accessed off the hallway, is another good-sized room which is currently used as a fifth bedroom but could equally be another very good reception room. It has built in storage and leads to a wet room with w.c., hand basin and shower.

The turned staircase from the hall opens up into a landing area on the first floor. Above the drawing room is the large master bedroom with an abundance of storage and its en-suite with shower, w.c. and hand basin. The landing corridor provides access to the three further good-sized double bedrooms which all have in built storage. The family bathroom with bath, shower, w.c. and hand basin completes the accommodation on the first floor.

It is noticeable how light and spacious the whole house feels throughout giving it huge appeal as a family home.

Adjoining Extra Cover to the east is the attractive Listed Dovecote of weatherboard elevations under a stone tiled roof. The Dovecote provides a wonderful point of interest as access to the parking area and rear garden of Extra Cover.

The large garden extends in an L shape around the house and is bordered to the north by the churchyard stone wall. There is a stone sun terrace adjoining the doors from the drawing room with the majority of the garden laid to lawn with pretty flowering and herbaceous borders.





Extra Cover Kitchen



Extra Cover Drawing Room



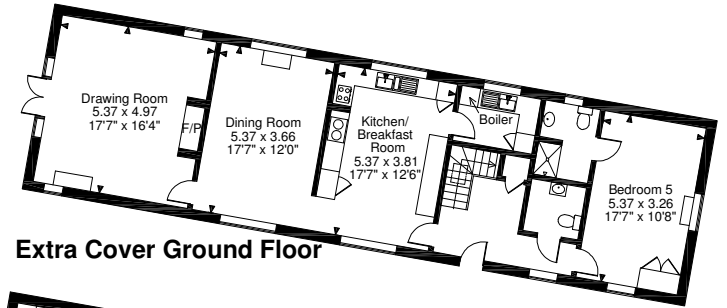
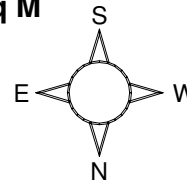
Extra Cover Dining Room



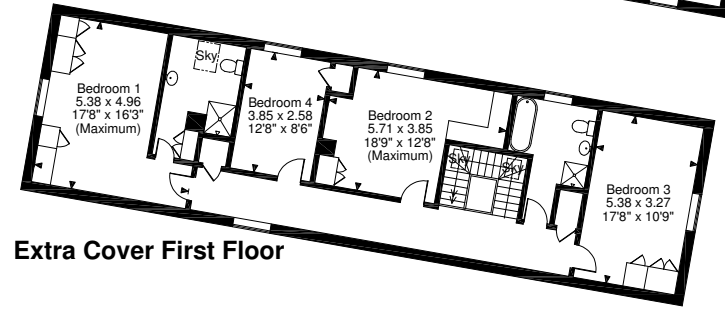
Rectory Farm, Witney

Rectory Farm = 4525 Sq Ft/420 Sq M
 Apple Room = 410 Sq Ft/38 Sq M
 Stores = 234 Sq Ft/22 Sq M
 Total = 5169 Sq Ft/480 Sq M
 Quoted Area Excludes 'External C/B'

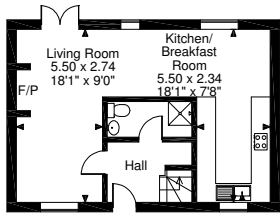
Extra Cover = 2368 Sq Ft/220 Sq M
 Orchard Cottage = 800 Sq Ft/74 Sq M
 Carters Cottage = 736 Sq Ft/68 Sq M
 Over all total = 9073 Sq Ft/843 Sq M



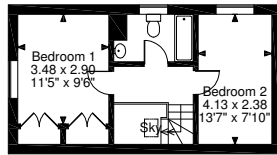
Extra Cover Ground Floor



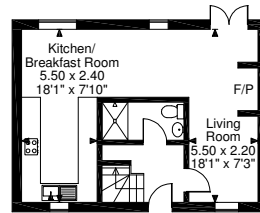
Extra Cover First Floor



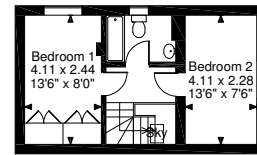
Orchard Cottage Ground Floor



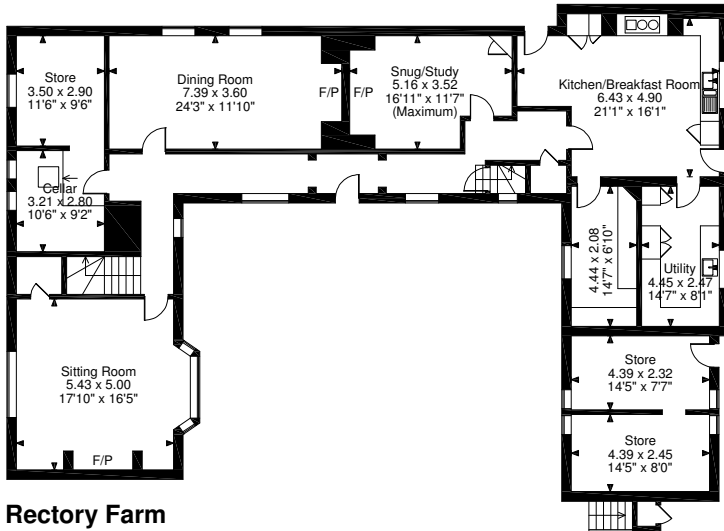
Orchard Cottage First Floor



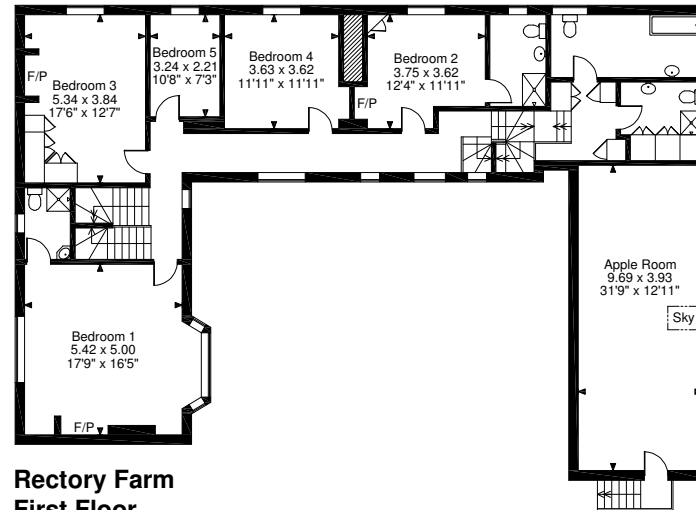
Carters Cottage Ground Floor



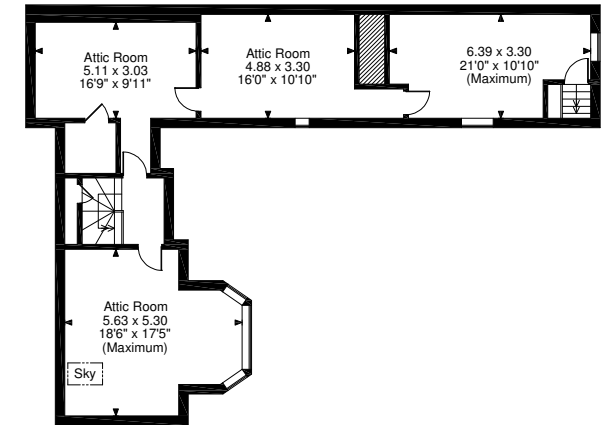
Carters Cottage First Floor



Rectory Farm Ground Floor



Rectory Farm First Floor



Rectory Farm Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8414551/SS

Location

Northmoor is a sought after village with the community owned The Red Lion public house, Village Hall, Church and an active community. It is very accessible with trains to London from Didcot (15 miles, 40 minutes to Paddington) and Oxford Parkway (13 miles, 60 minutes to Marylebone). The A40 and A34 trunk roads are both within 10 miles. The area is also particularly well served with highly regarded schools all within reach such as Abingdon, St Hugh's, Cokethorpe, St Edward's, Radley, The Dragon and Oxford High School. There is excellent access to footpaths and cycling routes with the Thames Path and Oxfordshire Cycleway close by.

Method of Sale

Rectory Farm is offered for sale by Private Treaty as a whole or in up to three lots.

Tenure and Possession

Freehold with vacant possession on completion.

Dovecote and Granary

The Listed Dovecote and Granary are subject to ongoing maintenance obligations and both have the benefit of a maintenance fund. The fund will be passed on to the buyer(s) of the property. Further details are available from the Agents.

Services

Mains water, mains electricity and mains drainage.

Oil fired central heating and Aga to both Rectory Farmhouse and Extra Cover. Gigaclear Fibre Optic (which offers packages up to 900mbps) cable to the properties (not currently connected to Extra Cover). BT Broadband to Extra Cover.

Council Tax

Rectory Farm House is Band G. Extra Cover is Band F. Orchard Cottage and Carters Cottage are rated for Business Rates purposes.

Wayleave, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. The Vendors will reserve a right of way for all purposes and at all times along the main part of the entrance drive and its eastern extent in order to access their retained land to the east.

Fixtures and Fittings

All fixtures and fittings are excluded from the sale including rugs, curtains, light fittings, and garden statuary. Certain items may be available to purchase by separate negotiation.

Sale in Lots

If sold in lots the purchaser of Extra Cover will be required to erect a garden fence along the property's southern boundary and close off the access to Rectory Farm's outbuildings.

Designations

Rectory Farmhouse is Grade II* Listed. The Dovecote and Granary are Grade II Listed. The other buildings within the property will be curtilage listed. The property is within the Northmoor Conservation Area.

Local Authority

West Oxfordshire District Council.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for purposes of VAT, such tax will be payable in addition.

Health & Safety

We ask you to be as vigilant as possible when viewing for your own personal safety. In particular viewers are reminded to comply with all Government advice in respect of preventing the spread of Coronavirus.

Viewings and Further Information

Please contact:

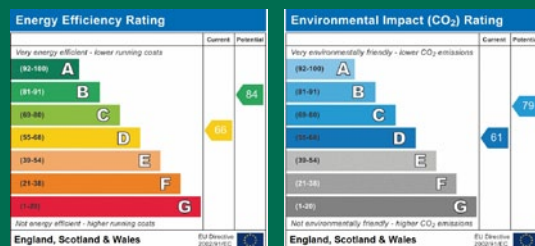
Julian Sayers or Kevin Prince
on 01235 862888 or alternatively by e-mail at:
kevin.prince@adkin.co.uk

Directions

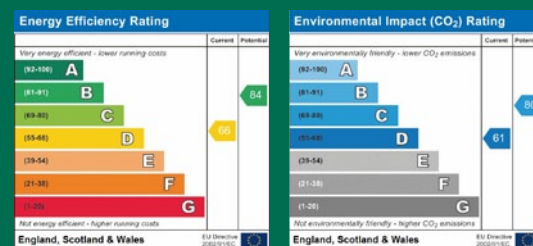
From Oxford take the A420 towards Swindon. At the roundabout with the A415 head north towards Witney. After crossing the River Thames at New Bridge take the right hand turn immediately after the Rose Revived public house. Continue until the T junction and then turn right into Northmoor. The drive to Rectory Farm will be found on the right hand side just after the Church. From the A34 at Abingdon take the A415 to New Bridge and then proceed as above.

julian.sayers@adkin.co.uk or kevin.prince@adkin.co.uk
www.adkin.co.uk

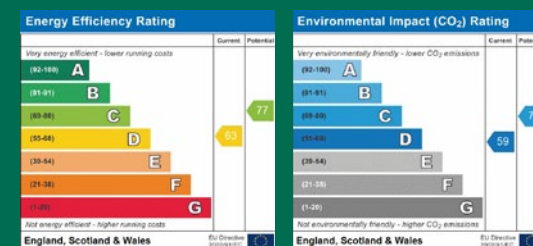
Carters Cottage



Orchard Cottage



Extra Cover





**Orpwood House, School Road
Ardington, Wantage, Oxfordshire OX12 8PQ**

Telephone: 01235 862888

julian.sayers@adkin.co.uk

kevin.prince@adkin.co.uk

www.adkin.co.uk

Important Notice: Adkin for themselves, and the Vendors of this property, whose Agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of any offer or contract; (2) All statements contained in these particulars as to this property are made without responsibility on the part of Adkin, or the Vendor; (3) None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact; (4) Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (5) The Vendor does not make or give, and neither Adkin nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Particulars produced: June 2020. Photographs taken: May 2020.

