



# Wheatlands

Great Tew, Oxfordshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## Beautifully located in the popular rolling north west Oxfordshire countryside

Located in a lovely rural position close to the sought-after villages of Great and Little Tew near Soho Farmhouse and the source of the river Dorn.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**PARTY BARN**



**12.88 ACRES**



**FREEHOLD**



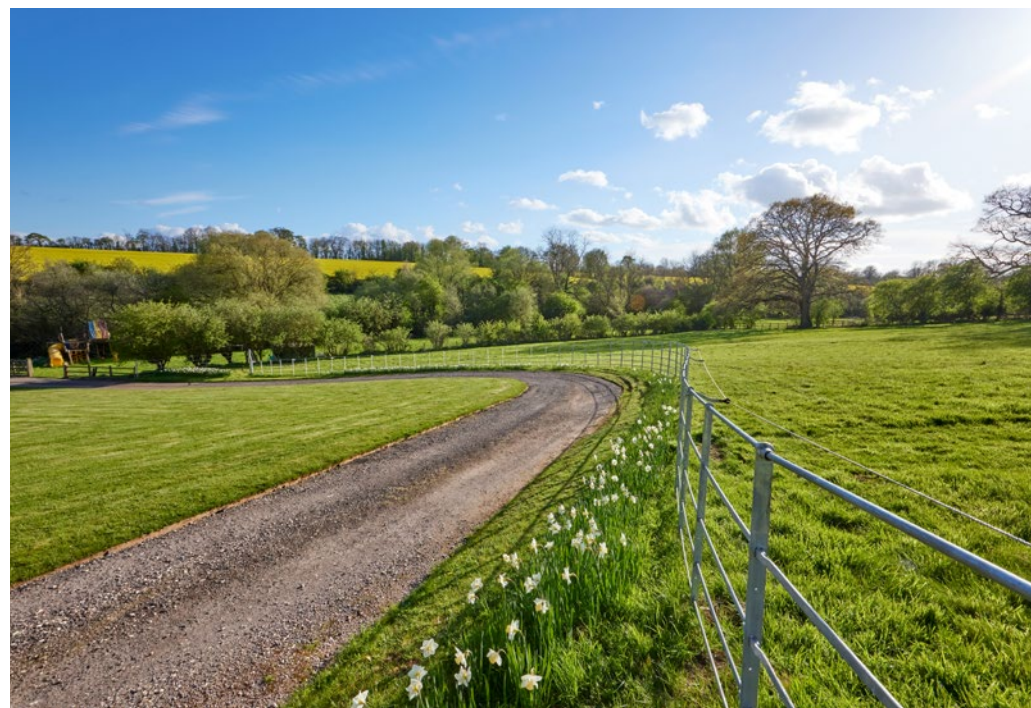
**RURAL**



**3370 - 4072 SQ FT**



**GUIDE £3,800,000**



### The property

Wheatlands is a beautifully presented and pretty period house, in a private setting near the popular villages of Great and Little Tew. The house sits well in its grounds, in an elevated position, overlooking a pond, close to the source of the river Dorn.

The house has a good flow and excellent family accommodation spread over three floors complemented by a recently updated kitchen and ensuite bathroom. Planning permission was granted in 2010 to re-configure the layout and extend the house considerably (expired) and in 2024 for conversion of the party barn/treble garage into two holiday cottages. (ref 24/00177/FUL)

### Location

Great Tew, instantly picturesque, is one of the most sought-after villages in the very pretty rolling, mature landscape of North Oxfordshire, the 'gateway' to the Cotswolds. Famed for the popular café Quince and Clover, the Falkland Arms together with a busy community centre - Tew Centre - which is home to the

Great and Little Tew Cricket Club. Great Tew Primary School is extremely popular and exceptional. Little Tew is equally attractive and appealing and also has a Church.

The area is renowned for schools, with Kitebrook, Tudor Hall, Bloxham and Winchester House all being popular local choices. The Oxford and Abingdon schools are within easy reach.

The nearest railway station is at Charlbury, providing a regular services to London Paddington. Bicester, Banbury and the Oxford stations, in addition, provide services to Marylebone and Paddington.

Soho Farmhouse (a 1 mile walk from the house) at Great Tew has added to the appeal of the area, complementing the nearby Daylesford Organic Farm Shop, Estelle Manor and Restoration Hardware.







## Outside

The house is approached via a quarter of a mile long drive, leading to plenty of parking where there is an EV charging point. The lovely gardens surround the house with formal and informal lawns, a vegetable garden and a wide south facing terrace ideal for outside dining and entertaining.

There are five paddocks, two field shelters and areas of woodland. The pond is fed by the river Dorn. The house has useful outbuildings including a 'party barn', previously a treble garage.

As per this site plan there is a public footpath running down the drive and, close to the beginning of the drive, private access to some adjoining land.



## Distances

Soho Farmhouse 1 mile on foot, 2.5 miles by car

Chipping Norton 6.4 miles

Woodstock 9.2 miles

## Nearby Stations

Charlbury 6.5 miles (to Paddington about 70 mins)

Banbury 10.7 miles (to Marylebone about 1 hour)

## Key Locations

Oxford 16.8 miles

Daylesford Farm Shop 12.8 miles

Estelle Manor 12.2 miles

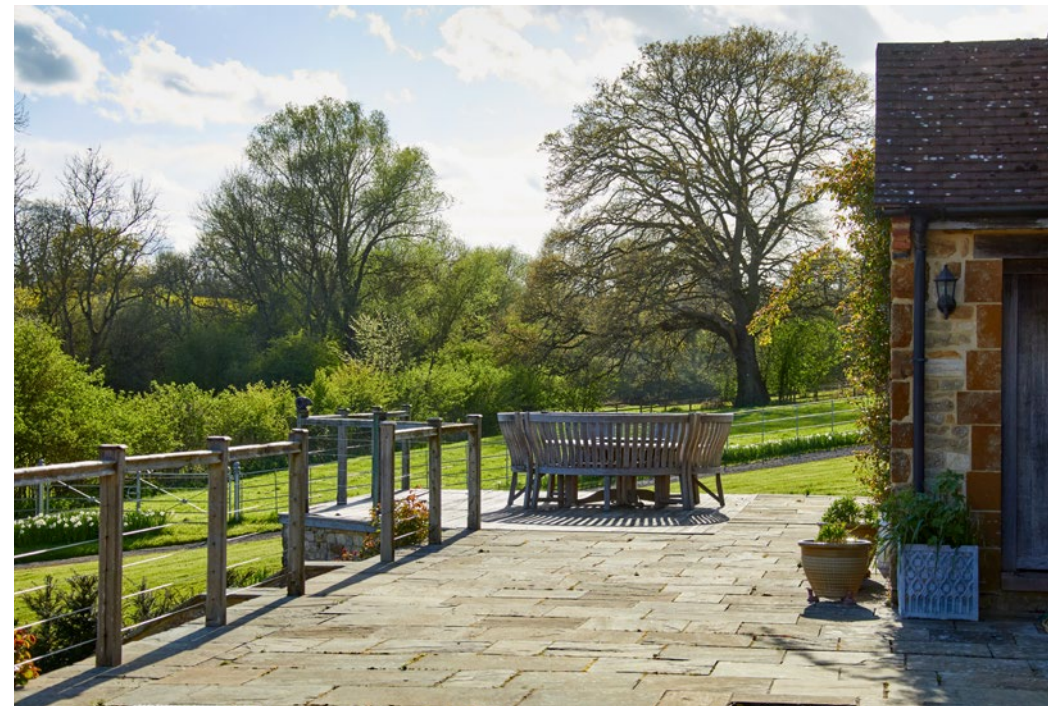
## Nearby Schools

Great Tew 1.5 miles

Kitebrook 12.3 miles

Bloxham 6.8 miles

Willow on the Farm 6.3 miles





# Wheatlands



Total Area (5.21 ha / 12.88 ac)

— Public Footpath

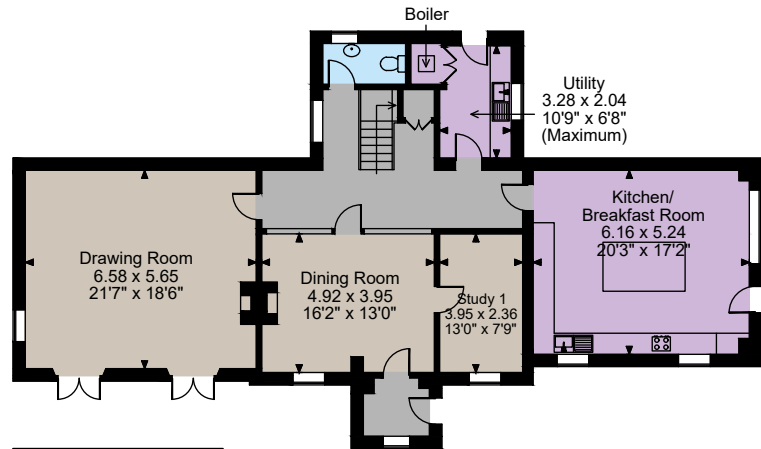
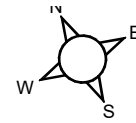
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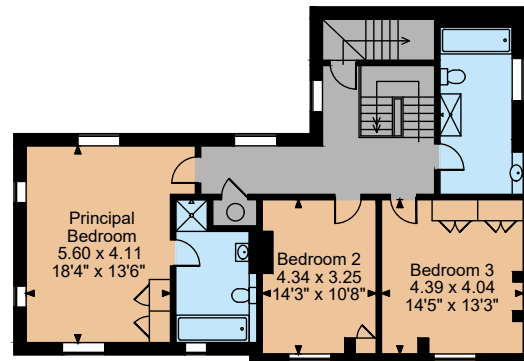
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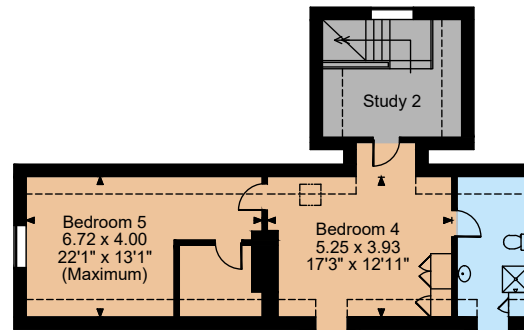




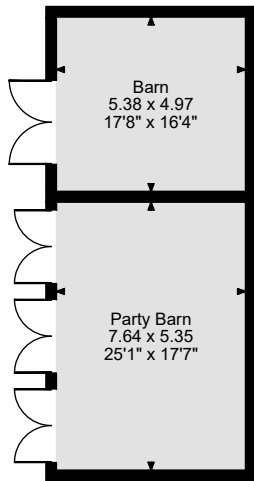
Ground Floor



First Floor



Second Floor



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

□ □ □ □ Denotes restricted head height

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### Floorplans

House internal area 3,370 - 4,072 sq ft (313 - 378 sq m)

For identification purposes only.

### Directions

OX7 4AB - head north from Oxford on the A44 through Woodstock, at Enstone turn right on the B4022 sign posted the Tews, at the next junction turn right and first left still on the B4022, after 1.75 miles, at the bottom of an obvious dip, turn left into the drive.

///what3words bound.bandaged.batches

### General

Local Authority: West Oxfordshire

Services: Mains electricity and water. Private drainage to a Biodisc. Oil fired central heating, which can be controlled remotely.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: H

EPC Rating: D

### Wayleaves and easements:

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned or not in these particulars.

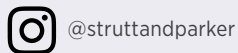
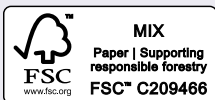
## Oxford

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