



Horseshoe House, Wootton,

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

# Horseshoe House

## Horse Shoe Lane, Wootton, Woodstock, OX20 1DR

A Grade II listed detached 7 bedroom home with stabling, set in circa 2.5 acres and located near to local village amenities

Wootton 0.1 mile, Woodstock 2.3 miles, Oxford 11.7 miles, Bicester 11.9 miles, Banbury 14.8 miles, Tackley train station 4.5 miles (Oxford 9 minutes, Banbury 19 minutes, Didcot Parkway 30 minutes, London Paddington 74 minutes), A44 (Oxford Road) 0.9 mile, M40 (Jct. 9) 10.0 miles, Birmingham International Airport 55.2 miles, central London 70.3 miles

Reception hall | Drawing room | Sitting room  
Family room | Dining room | Kitchen/breakfast room | Utility room | Cloakroom | Cellar  
7 Bedrooms, 1 en suite | 2 Family bathrooms  
Garden | Outbuilding with double garage, greenhouse and store | Additional outbuilding  
Mobile field shelters | Circa 2.5 acres | EPC F

### The property

Dating from the mid-18th century and once a village pub, Horseshoe House is an attractive stone-built home offering more than 3,700 sq. ft. of light-filled, flexible accommodation. Configured to provide an ideal family and entertaining space, combining modern amenities with features including some sash glazing, exposed wall and ceiling beams and original fireplaces. The accommodation flows from a welcoming reception hall and briefly comprises a drawing room with woodburner, a sitting room with window seating and exposed stone fireplaces at each end, a parquet-floored dining room and a flagstone-floored kitchen/breakfast room. From here, there is a part-vaulted family room with doors to the terrace and to a fitted boot room with a cloakroom and stable door to

the terrace. The property also benefits from a cellar. A 19th century concealed staircase rises from the kitchen/breakfast room to the first floor which provides five bedrooms, two with window seating, a fully-tiled family shower room and a family bathroom, both with underfloor heating, corner fireplace and freestanding slipper bath. A separate staircase from the utility room leads up to a self-contained office, currently configured as a study. The second floor is dedicated to the principal bedroom with fitted dressing room and contemporary en suite shower room.

### Outside

The property is approached through double electric gates over a block-paved and part-gravelled driveway providing ample private parking and giving access to an outbuilding with double garage, summer house and log store and to a detached 27 ft. barn, suitable for a variety of uses (approved planning consent for the conversion of the barn into an annexe ref: 22/03504/LBC). The garden has lawned areas and mature flowerbeds and features numerous seating areas, parterre and vegetable gardens and several gravelled and paved terraces, all ideal for entertaining and al fresco dining, the whole enjoying stunning views over the Glyme Valley. The property is set in circa 2.5 acres of stock-fenced tree-lined paddocks with detached stabling.

### Location

Set around the River Glyme and surrounded by stunning Glyme Valley countryside, Wootton has a thriving community spirit and amenities including a church, village store, Post Office facilities and gastropub. The market town of Woodstock offers high street and boutique shopping, service, leisure and primary and secondary educational facilities. Oxford, Bicester and Banbury all provide more amenities. Communications links are excellent: the A44 and M40 connect to major regional centres and the motorway network, Tackley station offers regular services to Oxford, Banbury and London, and Birmingham International Airport has a wide range of domestic and international flights.

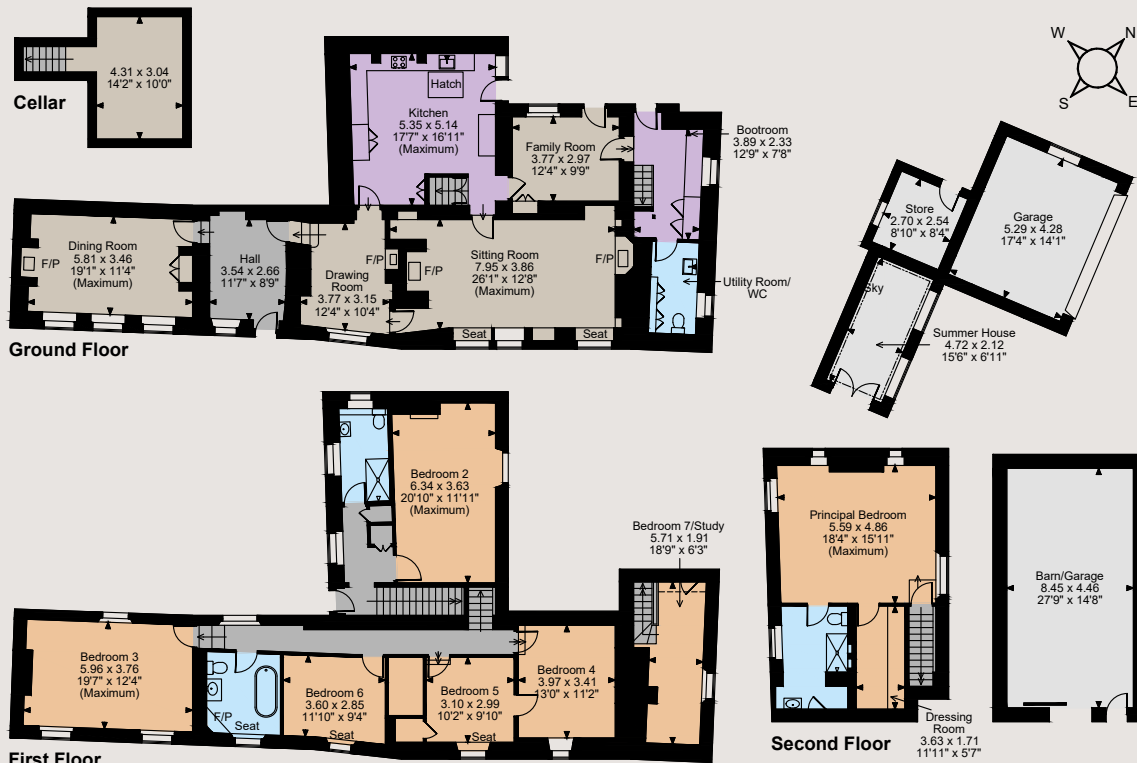






Floorplans  
 Main house internal area 3,711 sq ft (345 sq m)  
 Garages internal area 652 sq ft (61 sq m)  
 Outbuilding internal area 190 sq ft (18 sq m)  
 Total internal area 4,553 sq ft (424 sq m)

For identification purposes only.



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

□ □ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8605826/MKB

## Directions

From Strutt & Parker (OX2 7LL) Take the Woodstock Road out of Oxford and follow that onto the A44. Go through Woodstock and after approximately a mile turn right to Wootton. Follow the road to the T junction, and turn right into Wootton. Continue on this road over the bridge and Horseshoe House is a short distance on the right.

## General

**Local Authority:** West Oxfordshire District Council

**Services:** Mains electricity, water, drainage. Oil fired central heating.

**Planning:** Prospective purchasers are advised that they should make their own enquiries of the local planning authority

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,850,000

## Oxford

Anchor House, 269 Banbury Road OX2 7LL

**01865 366660**

oxford@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London



For the finer things in property.

