




COLLEGE FARM

College Farm

Upper Tadmarton, Oxfordshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A double fronted period house with a 2 acre paddock located in a sought-after village

A handsome detached family home providing flexible accommodation over 3 floors. For sale as a whole or in 2 lots.



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



PRIVATE PARKING



2 ACRES



FREEHOLD



VILLAGE



3,501 SQ FT



£1,250,000 AS A WHOLE



The property

College Farm is an attractive family home offering more than 3,500 sq ft of light-filled accommodation. Configured to provide an ideal space for both family life and entertaining, the accommodation sensitively combines modern amenities with period features, including sash windows, exposed beams and original fireplaces.

All main reception rooms can be accessed from the flagstone-floored reception hall and briefly comprises a spacious drawing room with fitted storage, an open fireplace and a door to an inner hall with a cloakroom. A wooden-floored dining room with cast iron fireplace and a door leading to a rear hall with access to the rear parking area and to a further reception room with an ensuite bedroom below furthers the accommodation. A farm style kitchen with flagstone-floor, a range of wall and base units, an Aga, integrated appliances and space for a table complete the ground floor accommodation. The property also benefits from a utility, cellar and out buildings.

Stairs rise from the rear hall to a first floor vaulted sitting room with exposed wooden flooring. Separate staircases from the reception and inner halls give access to the property's first floor three double bedrooms, all with fitted storage, and to a contemporary family bathroom. A secondary staircase rises from the landing to the impressive and recently renovated principal bedroom. Situated at the top of the house the bedroom is on its own floor with walk through wardrobes, a luxurious bath and shower room and a study for private working.

Outside

Screened by mature hedging and a part brick wall the front of the property is approached through an iron wrought gate and provides a lawned garden with several flower beds and a secondary gate to the properties paved courtyard. The rear of the property is approached over a shared driveway giving access to private parking.



Outside (continued)

There is a garden studio ripe for conversion and further storage to the side of the house.

LAND - College Farm has a detached 2 acre, stock - fenced paddock with field shelters, located a short walk from the end of the driveway.

Lot 1 £1,200,000 - the house

Lot 2 £50,000 - the land

£1,250,000 as a whole

Location

Located in a Conservation Area, Tadmarton has a thriving community spirit, a church, village hall and pub. Situated on the edge of the Cotswolds, Sibford Ferris and Sibford Gower offer amenities including a village shop, Post Office, GP surgery, church, village hall, pub and primary and secondary schools. Bloxham has a convenience store, newsagent, Post Office, filling station, GP and dental surgeries, a pharmacy, hairdresser, fish and chip shop, several pubs and primary and secondary schooling. The villages have



a thriving community spirit, with numerous village societies and clubs, and are surrounded by delightful undulating countryside with golf courses at Tadmarton Heath, Rye Hill and Brailes. Extensive shopping, recreational and commercial facilities are available in Banbury. Communication links are excellent: Banbury station (5.7 miles) offers regular trains to major regional centres and London and the M40 gives access to the motorway network and Birmingham International Airport.



Distances

- Sibford Ferris 2.4 miles
- Bloxham 3.4 miles
- Banbury 5.2 miles
- M40 (Junction 11) 7.2 miles

Nearby Stations

- Banbury Train Station

Key Locations

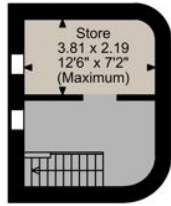
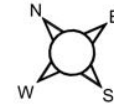
- Soho Farmhouse
- Chipping Norton
- Daylesford Organic Farmshop

Nearby Schools

- Sibford School
- Bloxham School
- Tudor Hall School
- St John's Priory School

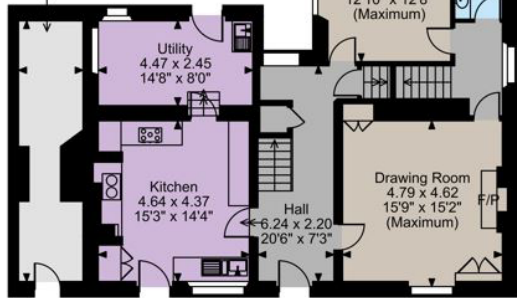


College Farm, Upper Tadmarton, Banbury
Main House internal area 3,501 sq ft (325 sq m)
Store internal area 138 sq ft (13 sq m)
Studio internal area 134 sq ft (12 sq m)
Total internal area 3,773 sq ft (351 sq m)

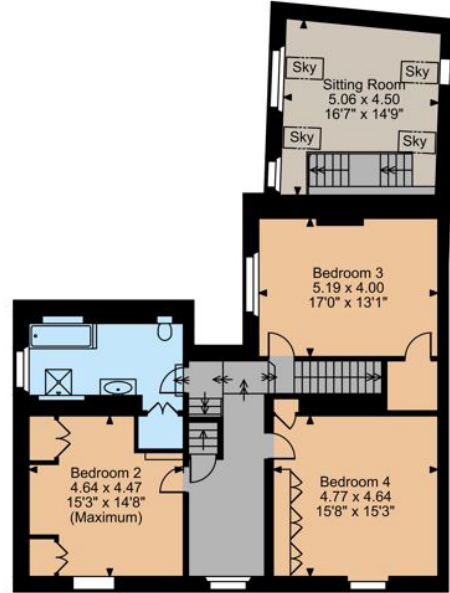


Cellar

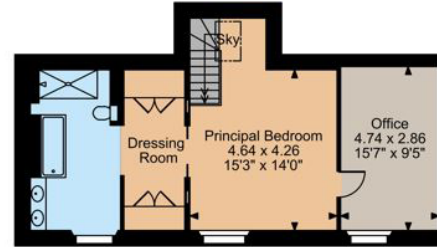
Store
7.56 x 1.86
24'10" x 6'1"



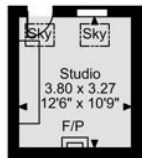
Ground Floor



First Floor



Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

House internal area 3,501 sq ft (325 sq m)
 Store internal area 138 sq ft (13 sq m)
 Studio internal area 134 sq ft (12 sq m)
 Total internal area 3,773 sq ft (351 sq m)
 For identification purposes only.

Directions

OX15 5TB
 what3words: ///shelter.villager.nourished - brings you to the driveway

General

Local Authority: Cherwell District Council
Services: Mains electricity, water and drainage. Oil-fired central heating.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: Rating F

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

There is a foot path across the field,

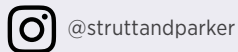
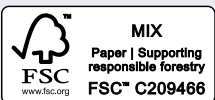
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