

Castle Hill, Britwell Salome, Oxfordshire

An incredibly private and versatile four bedroom village house and stables with an exquisite rural outlook.

Summary of accommodation

Ground floor Entrance hall | Sitting room | Kitchen/dining room | Utility room
Further kitchen/reception room | WC

First floor Four bedrooms | Two bathrooms

Outside Detached office | Three stables | Tackroom | Workshop | Hay store
Store | Kennels | Lorry parking | Beautiful views | Private and secluded setting

In all, approx. 3.33 acres

Distances

Watlington 1 miles, M40 (Jct.6) and The Oxford Tube 4 miles, Wallingford 7 miles

Henley-on-Thames 11 miles, Oxford 14 miles, London Heathrow 35 miles

Central London 45 miles

(All distances and times are approximate).





Situation

The property is approached via an idyllic leafy lane then a long drive flanked by paddocks. Britwell Salome and the surrounding country is an Area of Outstanding Natural Beauty and a renowned favourite for outdoor pursuits, especially horse riding, owing to the unrivalled network of bridle paths accessible straight from the property's doorstep.

Despite the rural and private setting, the village benefits from being less than one mile from Watlington where day-to-day shops are to be found, with bustling Wallingford - a larger, well-serviced market town - approximately 7 miles away.

The M40 (Jct. 6) is 4.5 miles from Britwell Salome, providing easy access to Oxford and gateway to the Midlands, and London. Heathrow Airport is 33 miles away approximately. Thames, Henley-on-Thames, and High Wycombe are also readily accessible from the village.

Various Ofsted-rated Outstanding and good primary and secondary schools, including Watlington Primary School and Icknield Community College, are in the immediate area.

Britwell Salome also features a cricket club, a popular pub and a farm shop, and a village hall creating a welcoming community for the residents of this desirable village.

The Property

The property dates from the 1800s but has been lovingly extended and refurbished by the current owners. The accommodation is wonderfully versatile, and the layout and space are well suited to modern-day life while tastefully reflecting the original history and character of the era.

The house is accessed via steps up to the front terrace, which leads into a spacious hallway. Upon entering the wonderfully expansive kitchen/dining room to the right, the age and history of the property are instantly noticeable owing to the exposed brickwork, flagged flooring and attractive open fireplace. The kitchen is fitted and comprises extensive high and low-level storage units, worktops and modern appliances, including a Siemens oven and grill. There is ample space for a large dining table, making this the ideal room for family time and entertaining. The kitchen is bright and airy with dual aspect windows providing splendid views over the surrounding gardens and countryside. It also retains a lovely cosy, homely feel enhanced by the woodburning stove, perfect for chilly evenings.





Heading left from the entrance hall is the living room, a spacious room with practical flagged flooring and beautiful views from dual-aspect windows, including French doors, which open to the delightful, flower-bedecked terrace. This room also benefits from a cosy open fireplace.

There are four bedrooms and two bathrooms in total. Three are accessed via the kitchen/dining room; a fourth has separate access and has been let as an annexe, generating good income. All the bedrooms enjoy breathtaking views across open fields to the rear or stunning private grounds to the front. The family bathroom has a white three-piece suite comprising a bathtub with a shower above and a glass shower panel. Floor and wall tiles are used throughout, and there is a large floor-to-ceiling double built-in cupboard. Additional storage cupboards can be found on the main upper landing.

A second entrance to the property also reached via the front terrace, forms part of a tastefully designed extension created to enhance the property while embracing and preserving its unique history. Kitchen/dining room two, with its incredible abundance of space and natural light, is a beautiful addition to the house and blends effortlessly with the original structure. There are triple-aspect windows with breathtaking views across the property's grounds and countryside beyond, creating a lovely bright, welcoming living space equipped with a fitted kitchen. With stylish floor tiles throughout, ambient down lighting and neutral décor, this is a beautiful room to be enjoyed on any occasion, being of a size generous enough for soft furnishings and a dining table.

A characterful wooden spiral staircase leads up to Bedroom One above. This impressively spacious room has high ceilings and far-reaching views. Light wooden flooring flows into the striking bathroom comprising a three-piece suite, a bathtub with a shower above, and a glass shower panel. The attractive en suite is partially tiled and enjoys convenient under-venity storage. There is underfloor heating throughout the bedroom, en suite and kitchen/living area below.

Owing to its convenient separate entrance and tucked away location, the extension offers fantastic scope for a fully self-contained holiday let or B&B.

The utility room on the ground floor, close to Kitchen/dining room two, benefits from a sink and convenient plumbing for a washing machine, dryer, and ample storage facilities.

Outside

Currently designed for equestrian use, the yard and stables are at the top of the driveway, close to the house. The modern, well-equipped block of stables houses up to four horses and is complemented by an additional tack/feed room and a hay barn.

There are 3.33 acres of secure, well-tended grazing land surrounded by fencing, mature trees, and hedging. A detached self-contained, multi-functional home office/gym with a private entrance and bathroom is situated close to the yard. The bathroom consists of a modern three-piece suite, including a shower cubicle.

In addition to the grazing land, the cottage is surrounded by attractive gardens to the property's front, side, and rear. The lawned gardens are sheltered and protected by a high hedge and contain a colourful array of flowers, mature trees, shrubs, and numerous fruit trees. The beautiful, secluded terrace, reached internally from the kitchen and living room, enjoys superb elevated views over the property's land and gardens, and surrounding countryside, providing an idyllic setting for dining al fresco or entertaining.

Property information

Services: Mains water and electricity. Private drainage. Oil-fired heating.

Fibre optic broadband.

Local authorities: South Oxfordshire District Council. Tel: 01491 823 000

Tenure: Freehold

Council Tax: Band G

Directions (OX49 5LD)

From Watlington, follow the B4009 towards Benson. After the village sign for Britwell Salome, take the next right for St Nicholas Church. Continue along the lane and round to the right after the pond. Fork right before the church and The Old Rectory, then follow the drive to the house.

Viewings

By appointment through sole selling agent Knight Frank.



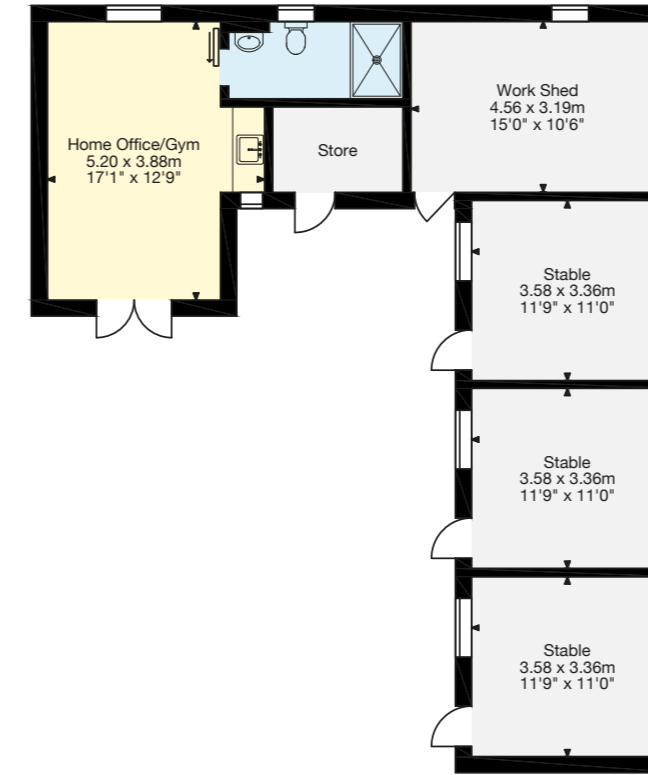
Approximate Gross Internal Floor Area

Main House = 167 sq m / 1,803 sq ft

Outbuildings = 78 sq m / 837 sq ft

Total Area = 245 sq m / 2,640 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Outbuilding

Knight Frank Oxford

274 Banbury Road

Summertown

Oxford

OX2 7DY

knightfrank.co.uk

I would be delighted to tell you more

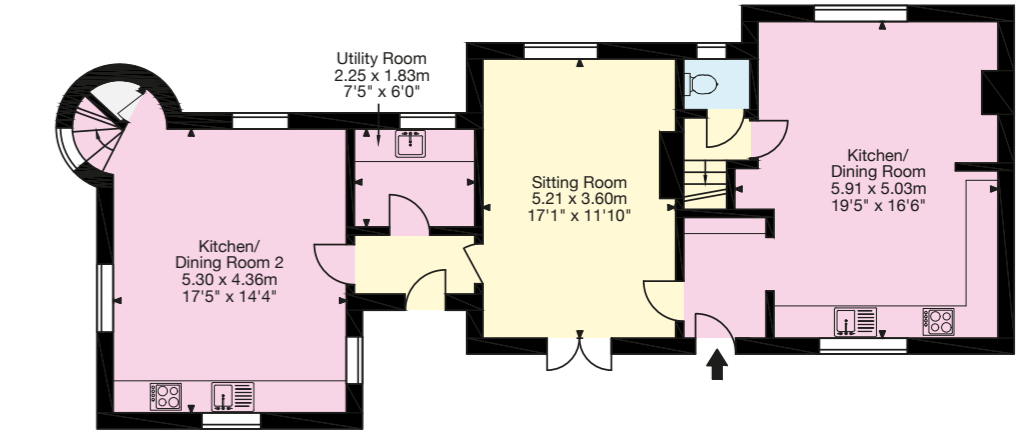
Harry Sheppard

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First Floor



Ground Floor

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2023. Photographs and videos dated May 2023.

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