

The Malt House, Long Hanborough





A **beautifully presented** period house with large gardens, swimming pool and games room.

Summary of accommodation

Reception hall | Inner hall | Drawing room | Dining room | Study | Cellar | Large kitchen breakfast/family room | Guest cloakroom | Utility room

Five/six bedrooms including three suites | Further family bathroom

Studio/gym | Games room | Various outbuildings | Outdoor pool with changing rooms | Sauna | Steam room | Jacuzzi

Landscaped formal gardens | Paddock

In all approximately 1.75 acres

Distances

Oxford 8.5 miles, Long Hanborough (mainline station to London Paddington 65 minutes) 1.4 miles,

Witney 5 miles, Woodstock 4 miles, Great Tew 12 miles, London 68 miles

(All distances and times are approximate)



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Location

Long Hanborough is a thriving West Oxfordshire village located between Witney and Woodstock, with an excellent range of local amenities including a supermarket, post office, dentist, doctor's surgery, public houses, and a Church of England primary school.

Oxford, Woodstock, and Witney offer further facilities and an excellent selection of state and independent schools including the Dragon School, Magdalen College, Cokethorpe, St Hugh's, Oxford High School and Headington School.

Communications to the area are excellent, with a railway station in the village (1.3 miles) providing access to Oxford (approx. 10 minutes) and London Paddington (approx. 1 hour 5 minutes). The nearby A40 and A44 provide excellent links to the west. At the edge of the Cotswolds, the property is also within convenient reach of Chipping Norton, Daylesford, Burford, and Soho Farmhouse.

The Malt House

The Malt House is a substantial and attractive Grade II listed period manor farmhouse situated on a no-through lane. The house sits in the conservation area of Long Hanborough, a most sought-after West Oxfordshire village.

With origins dating mainly to the 16th and 17th centuries, the property retains a wealth of period features and has been immaculately refurbished and extended by the current owners, and offers versatile and impressive family living spaces.

Of note is the open plan principal bedroom suite, double aspect drawing room, and the large vaulted kitchen/breakfast/sitting room, leading to a wonderful dining terrace. There is an outdoor pool with sauna, steam room, and jacuzzi, and a games room, itself offering potential use as an annexe subject to the necessary consents.

Approached through electric gates, The Malt House sits centrally on its large plot extending to about 1.75 acres including terraced areas, lawns, and a small paddock.





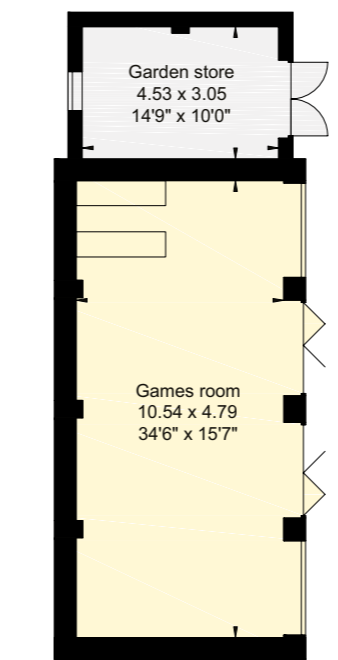
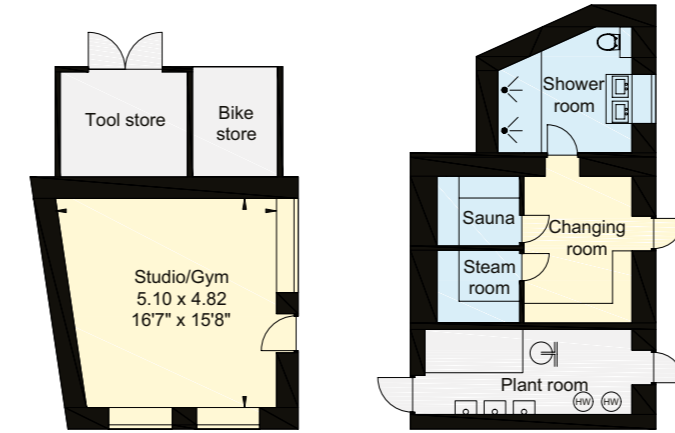
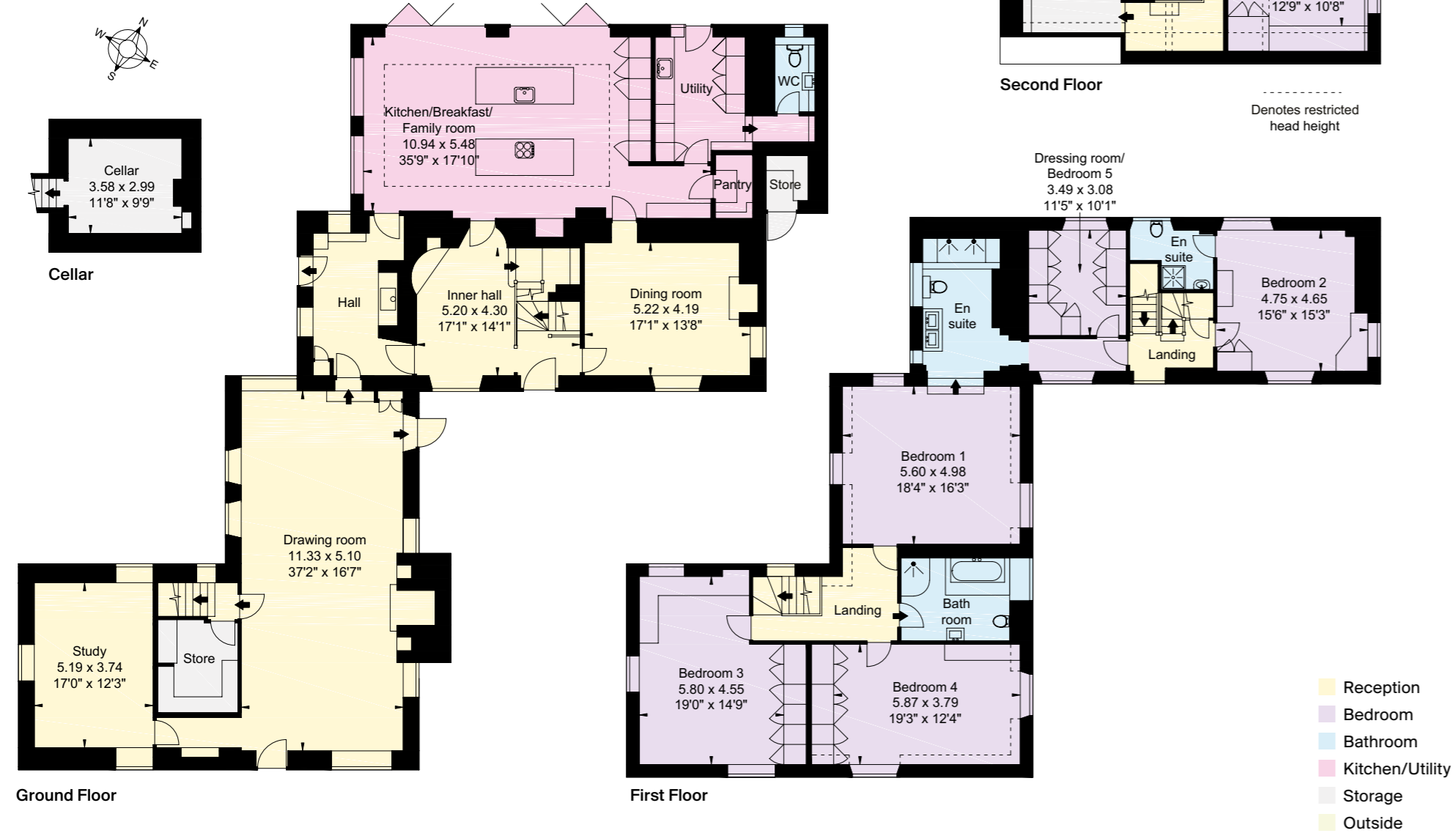
Approximate Gross Internal Floor Area

House: 450 sq m (4,845 sq ft)

Outbuildings: 140 sq m (1,508 sq ft)

Total: 590 sq m (6,353 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.





Property information

Tenure: Freehold

Services: Mains water and electricity. Mains drainage, gas boiler to house, air source system to pool.

Local Authority & Council Tax Band: West Oxfordshire District Council, Wood Green, Witney, Oxfordshire OX28 1NB T 01993 702941

www.westoxon.gov.uk. Council tax band H.

Guide Price: £2,600,000

What3words

voltages.watching.gourmet



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.

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Particulars dated November 2024. Photographs and videos dated June 2020 and September 2022.

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