



Lockey House
Oxfordshire/Gloucestershire border



Lockey House

Langford

Burford 5 miles, Lechlade 5 miles, Witney 9 miles, Cirencester 16 miles,
Swindon 16 miles (London Paddington 55 minutes), (M4 (J15) 17 miles, Oxford 23 miles
(All distances and times are approximate)

A picture perfect Georgian masterclass
recently renovated to a high standard in a
pretty village south of Burford.

Entrance hall | Drawing room | Dining room | Sitting room | Kitchen/breakfast room and larder
Study | Boot room | Cloakroom

Master bedroom with ensuite dressing room and bathroom with shower | Five further bedrooms
2 Family bathrooms with showers

Separate 2 bedroom cottage | Double garage | Parking
Stone Summer house/office | Beautiful gardens

In all about 0.3 acres



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Lockey House

Built in 1719 by John Lockey, the house is Grade II listed and constructed of Limestone under a stone roof and considered to be one of the prettiest village houses in the Cotswolds.

The elegant five-bay Georgian facade has sash windows in stone surrounds, impressive quoins and a delightful porch with a semi-circular fanlight above. In front are 19th century spear-headed iron railings on a low wall with the superscription "C.HART MAKER WANTAGE".

Internally, the house has been sympathetically restored to very high standard. There is a central hall with flagstone floors, dado panelling and wonderful 18th Century staircase with a moulded handrail. The main reception rooms are light and spacious with generous ceiling heights and period features such as the working shutters and open fires. To the rear of the house, and closest to the garden, is the kitchen/breakfast room with multiple units under marble worktops, an Aga, adjoining larder and separate boot room.

Above, the accommodation is spread over two floors with a fabulous principal suite, five further bedrooms plus a two family bathrooms with showers.

Across the courtyard, the cottage has been extended to incorporate two bedrooms and a double garage which is ideal for an over flow of guest, dependant relative or teenagers.

To the rear of the house, is a large terrace suitable for alfresco dining and outside entertaining plus a further barbeque and fire pit area with views over the incredible garden and field beyond. The garden is framed by a traditional stone wall draped in climbing roses and studded with well stocked herbaceous borders. An idyllic summerhouse occupies one corner of the garden making the perfect reading room or home office with views over the field.

Directions (GL7 3LF)

From the A40/A361 roundabout at Burford (between Cheltenham and Oxford) take the A361 south signposted for Lechlade and Faringdon. After approximately 5 miles, passing the turnings for Filkins and Broughton Poggs, take the next left turning signposted to Langford. Continue on this road and at the T-junction turn left into Langford. Turn right at the war memorial into Chapel Lane and then immediately left, where Lockey House will then be found on the right.



Situation

Lockey House is nestled away in the heart of the village of the Langford which has an array of pretty Cotswold stone built cottages and farmhouses surrounded by open farmland and countryside. The village is part of the Area of Outstanding Natural Beauty (ANOB) and dates from the Anglo-Saxon period and was recorded in the Domesday Survey of 1086.

This vibrant village is centred around the Cricket Club, Tennis Club, and popular public house - The Bell "Best mouthful of the year, best mouthful of my life more like". Giles Coren, restaurant critic for The Times.

The adjacent market towns of Lechlade and Burford provide good local amenities while the larger centres of Oxford, Cheltenham and Swindon, are all within easy travelling distance.

There are a range of excellent schools close by including; St Hugh's School 10 miles, Cokethorpe School 11 miles, Pinewood School 13 miles, Radley College 24 miles, Oxford Schools including The Dragon School, St Edward's, Oxford High School for Girls, Summer Fields, Lynams and Magdalen College School.

Communications are excellent with the M40 (J8) at Oxford and the M4 (J15) at Swindon. Rail travel is available at Swindon every 15 minutes at peak times and delivers to London Paddington in 55 minutes. There is also Oxford Parkway to London Marylebone.

Services

Mains water and electricity. Private drainage, oil fired central heating. Fibre optic broadband

Fixtures and Fittings

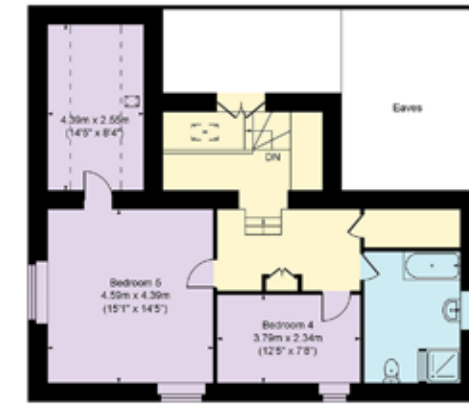
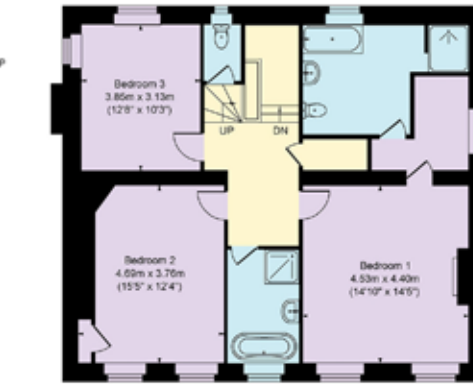
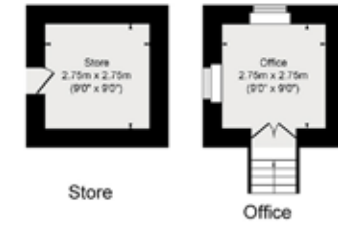
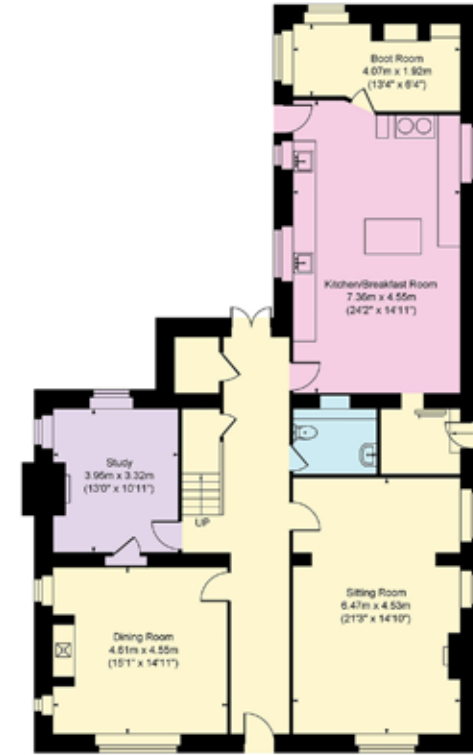
Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority

West Oxfordshire District Council. Tel (01993) 702941.

Viewings

Strictly by appointment with Knight Frank.



Main House Approx. Gross Internal Area:- 310.10 sq.m. 3337.88 sq.ft.
Store & Office Approx. Gross Area:- 15.12 sq.m. 162.75 sq.ft.
Cottage & Garage Approx. Gross Area:- 148.82 sq.m. 1601.88 sq.ft.
Total Approx. Gross Area:- 474.04 sq.m. 5102.51 sq.ft.



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