



Murecott, Oxford, Oxfordshire

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## New Park Farmhouse

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A beautiful family home, with gardens, grounds and stables.



**Tenure:** Available freehold

**Local authority:** Aylesbury Vale District Council

**Council tax band:** G







## The Property

The farmhouse was built in approximately 1896 and extends to 2,457 sq ft. It comprises three reception rooms, the formal sitting room being double aspect, with double doors to the outdoor kitchen and views over the beautifully tended garden and paddock beyond.

A kitchen/breakfast room with shaker-style cupboards and traditional Aga, and a fully fitted utility with a door to the rear garden. On the first floor are four good-sized double bedrooms.

The principal bedroom is en suite and enjoys the natural light and views beyond; it currently uses the fourth bedroom as a dressing room. There is a further family bathroom.

## Gardens

Externally, the 4 acres of ground have much to offer. The carefully tended garden provides a picturesque setting. The garden's centrepiece is a well-maintained moat, with a charming bridge spanning the moat, creating an inviting path to explore the rest of the garden.

The outdoor patio area is a standout feature for those who love to entertain; the built-in garden kitchen and barbecue area offers a social space for hosting gatherings and enjoying outdoor dining.

The stable block adjoins the well-maintained paddock with water trough and enjoys access to the local bridleway network. There are four stables and a double carport, with electric and water supply.



*This kitchen  
is for  
dancing*







## Location

The village of Murcott is conveniently situated c.5 miles South of Bicester and c.11 miles North of Oxford, with train services from Islip (c.4.5 miles), Bicester (c. 6 miles) and Oxford to London. Junction 8 and Junction 9 of the M40 give easy access to London, while the A34 takes you to Oxford and Newbury. Murcott is one of the 'seventowns of Otmoor', an ancient area of great natural beauty.

The village of Murcott contains several interesting period and character properties, including the Nut Tree Inn, which is set behind the village pond and is believed to date back to the 17th Century. New Park Farmhouse is located in the parish of Boarstall within the catchment area of the Aylesbury Grammar schools and is also within easy reach of Oxford's well-known private schools. There are great local walks, with a woodland reserve on the doorstep at White Cross Green and the RSPB reserve on Otmoor itself.

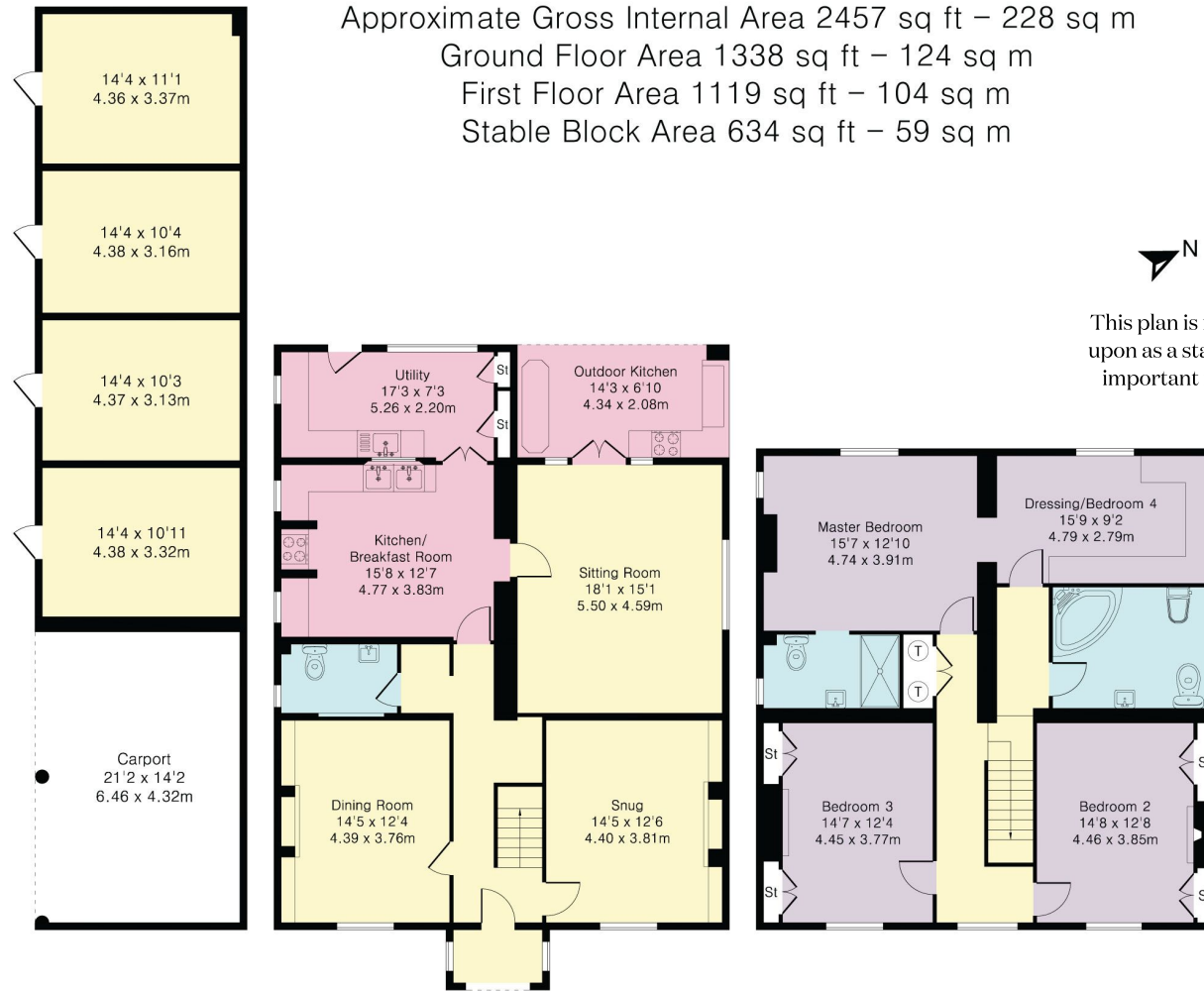








Approximate Gross Internal Area 2457 sq ft – 228 sq m  
 Ground Floor Area 1338 sq ft – 124 sq m  
 First Floor Area 1119 sq ft – 104 sq m  
 Stable Block Area 634 sq ft – 59 sq m



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.

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Stable Block

Ground Floor

First 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.  
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