

An aerial photograph of a large, two-story, cream-colored house with a red-tiled roof and three chimneys. The house features a central entrance with a small porch and a green door. The property is surrounded by lush greenery, including a large, tall, conical evergreen tree on the left and a gravel driveway in the foreground. A black dog is visible on the gravel. The background is filled with tall, dense trees under a blue sky with light clouds.

Gilbournes Farm, Sutton Courtenay, Oxfordshire

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## A period house with land, separate cottage, swimming pool, tennis court and lake.

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### Summary of accommodation

#### Main House

Entrance hall | 3 reception rooms | Kitchen/breakfast room  
2 studies | Conservatory/dining room | Principal and guest  
bedroom suites | 3 further bedrooms | 2 further family  
bathrooms

#### Orchard Cottage

2 reception rooms | Conservatory | Kitchen/breakfast room  
2 bedroom suites

#### Gardens & Grounds

Indoor swimming pool | Hard tennis court  
Garage block | Studio flat | Further range of outbuildings  
including a substantial summerhouse overlooking a lake

In all about 8.63 acres



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## Distances

Sutton Courtenay 1 mile, Didcot Parkway Railway Station 4.5 miles, Abingdon 3 miles, Oxford 10 miles, Central London 58 miles, London Paddington 38 minutes.

(All times and distances are approximate)

## Situation

Whilst within easy reach of Didcot Railway Station, the house occupies a quiet and rural setting with local amenities available in nearby Sutton Courtenay, which has a shop, 3 public houses including 'The Fish' that has very good French style menus, two garages, a florist and a primary school with a good reputation. Nearby, Didcot offers the more comprehensive facilities that you would expect from a larger market town, including an excellent and highly regarded rail service to London Paddington in circa 38 minutes. The area is particularly sought-after due to its proximity to Oxford and easy commute into London. Schools of note nearby include Radley College, Abingdon, Cothill, Oxford High, and Headington.





## Description

Gilbournes Farm is a most attractive and substantial Grade II listed farmhouse on the outskirts of the charming village of Sutton Courtenay, a most sought-after village and postcode close to the River Thames. The house sits in a very private setting of circa 3.5 acres with beautiful gardens, a small lake, and a 5 acre meadow/paddock. The house is believed to date back to the 16th century, with later changes made in the mid-17th and mid-18th centuries. The house offers impressive and flexible accommodation, taking advantage of the wonderful setting, and has additional staff or guest accommodation in one of the outbuildings, along with an impressive and very useful two bedroom guest cottage.

## Gardens and Grounds

The gardens are a delight at Gilbournes Farm, wrapping around the house and including a meadow, formal lawns, an orchard, a kitchen garden, woodland walks and a large, beautifully constructed summer house/guest lodge overlooking the lake. Beyond the gardens lies a very useful 5 acre meadow/field. Also within the grounds is a hard tennis court, an indoor swimming pool, and a range of further outbuildings and storage.





## Property information

**Rights of Way:** There is a vehicular right of access across the secondary drive to the neighbouring field, barn, Woodside and pumping station.

**What 3 Words:** //season.greeting.tidal

**Services:** Main house – oil fired central heating. Outbuildings and swimming pool – gas. Mains water, drainage and electric.

**Local authority:** Vale of White Horse

**Council Tax Band:** Gilbournes Farm - G  
Orchard Cottage - F

**EPC:** Gilbournes Farm - E  
Orchard Cottage - D

**Tenure:** Freehold

## Viewings

By appointment through sole selling agent Knight Frank.



**Approximate Gross Internal Floor Area**

Main House = 379.3 sq m / 4,083 sq ft

Cottage = 162.4 sq m / 1,748 sq ft

Pool House = 105.8 sq m / 1,139 sq ft

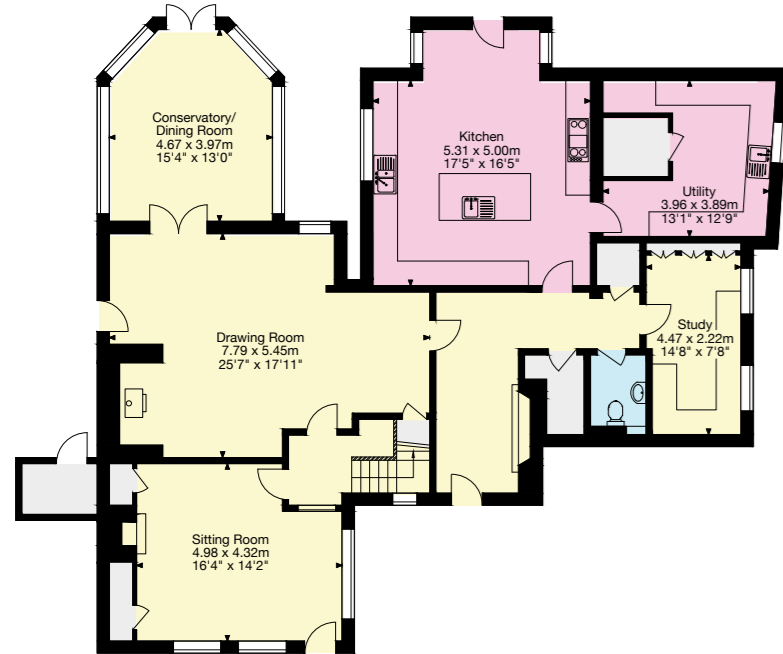
Garage/Carport/Workshop = 54.4 sq m / 585 sq ft

Garage 2 = 41 sq m / 441 sq ft

Outbuildings = 163 sq m / 1,754 sq ft

Total Area = 905.9 sq m / 9,750 sq ft

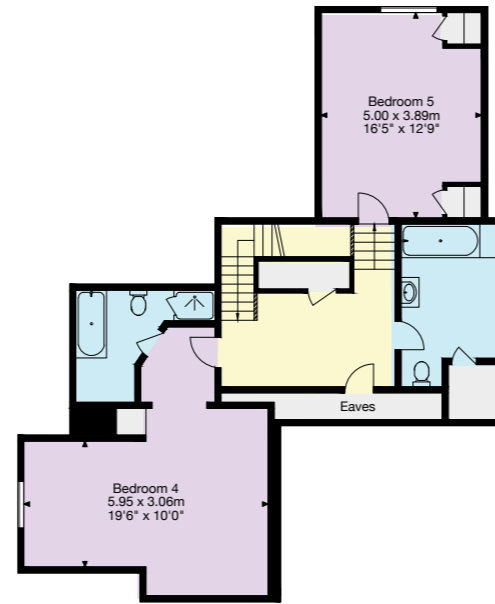
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second 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 September 2023. Photographs and videos dated September 2023.

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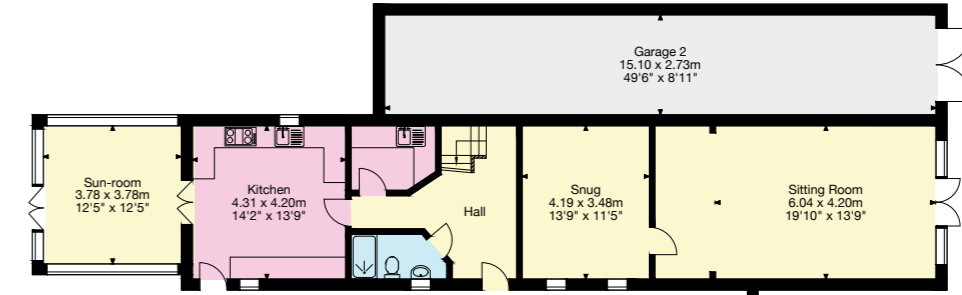
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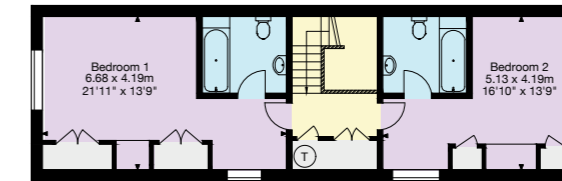
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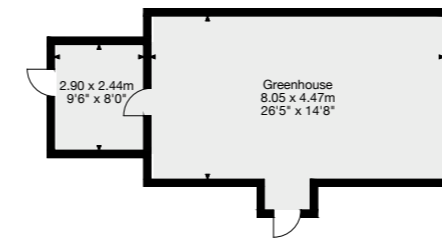
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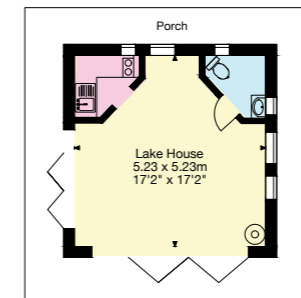
Cottage Ground Floor  
(Not shown in Actual Location/Orientation)



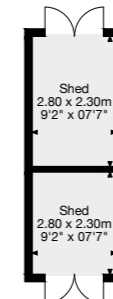
The Cottage First Floor



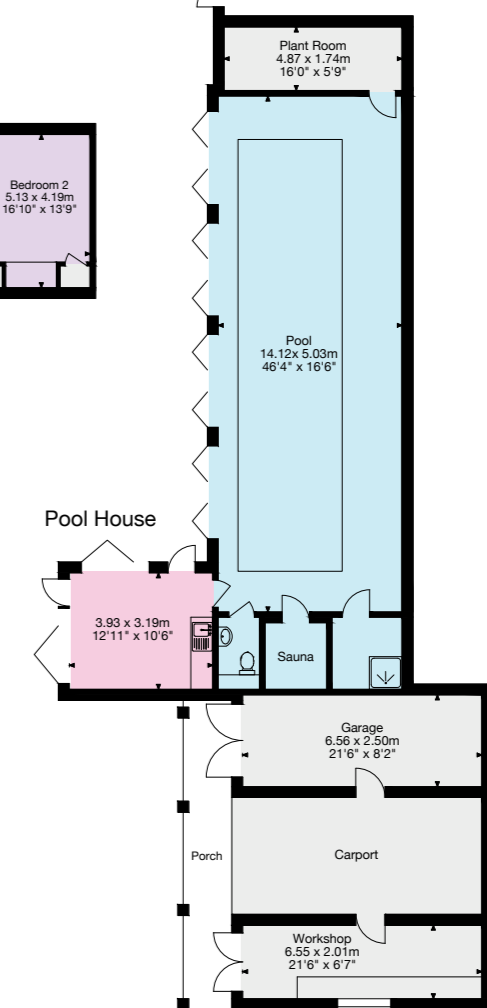
Outbuilding  
(Not shown in Actual Location/Orientation)



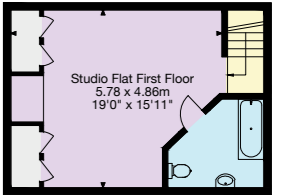
Lake House



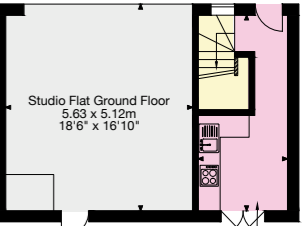
Outbuilding



Pool House



Studio Flat First Floor



Studio Flat Ground Floor  
(Not shown in Actual Location/Orientation)

