





COURT FARM HOUSE FRITWELL, OXFORDSHIRE

An elegant and versatile Cotswold stone property, spectacular barn conversion, a separate flat and wonderful gardens near Oxford schools and destination venues.

			EPC
7-9	5-6	4-5	C + E

Local Authority: Cherwell District Council

Council Tax band: H

Tenure/listing: Freehold /Grade II

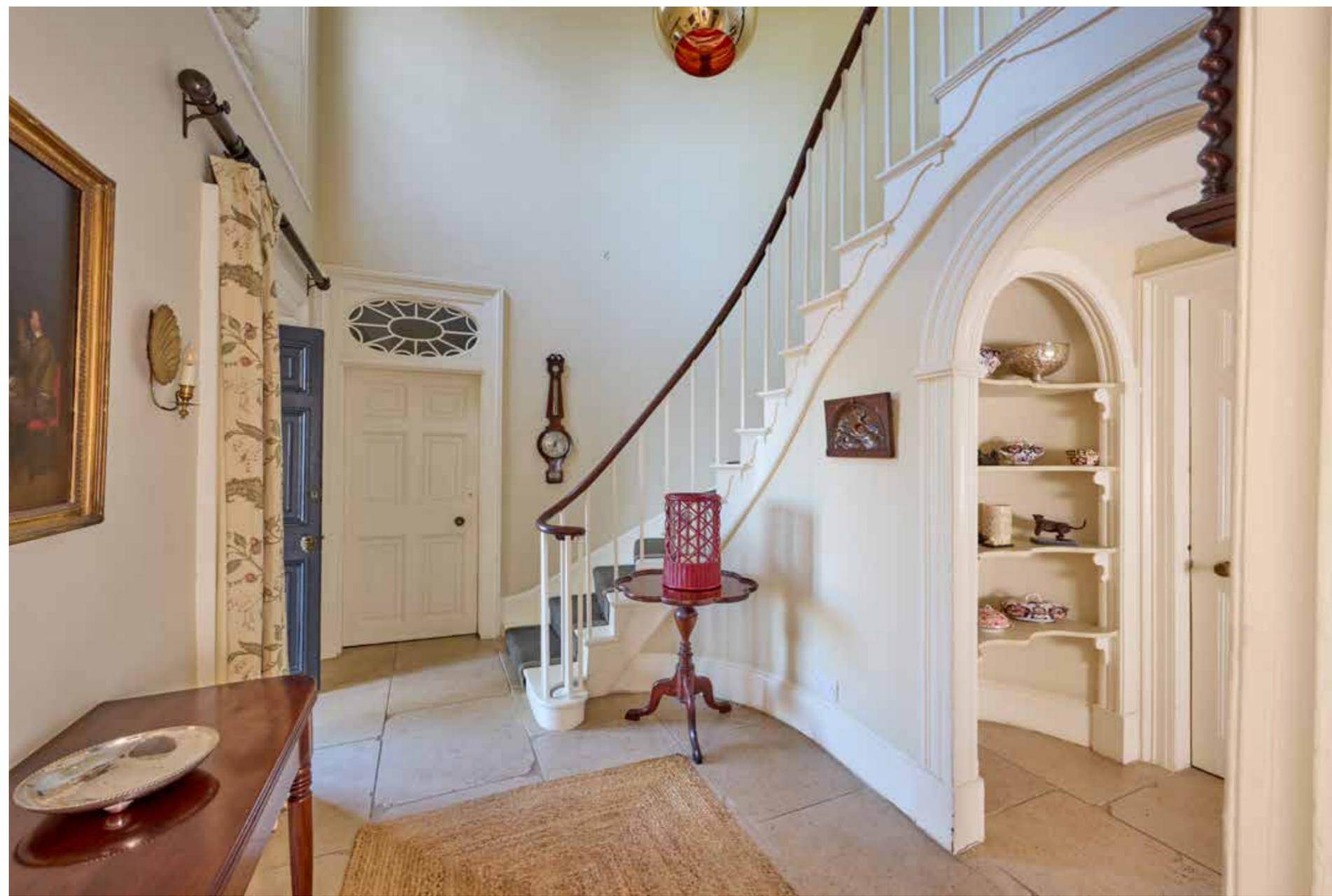
Services: Mains water, Electricity and drainage, Wood pellet boiler



LOCATION

Fritwell is a highly sought-after conservation village, ideally located for easy access to Oxford and the M40 as well as the bustling market towns of Banbury and Bicester. Soho Farmhouse, Estelle Manor, RH England, Bicester Village and Silverstone are closeby. The village features a mix of well-preserved 17th-century stone houses and cottages and more recent developments. The village benefits from a notable church, a local butcher and general store combined, and a well-regarded primary school, all contributing to the vibrant community atmosphere and convenience of village life.

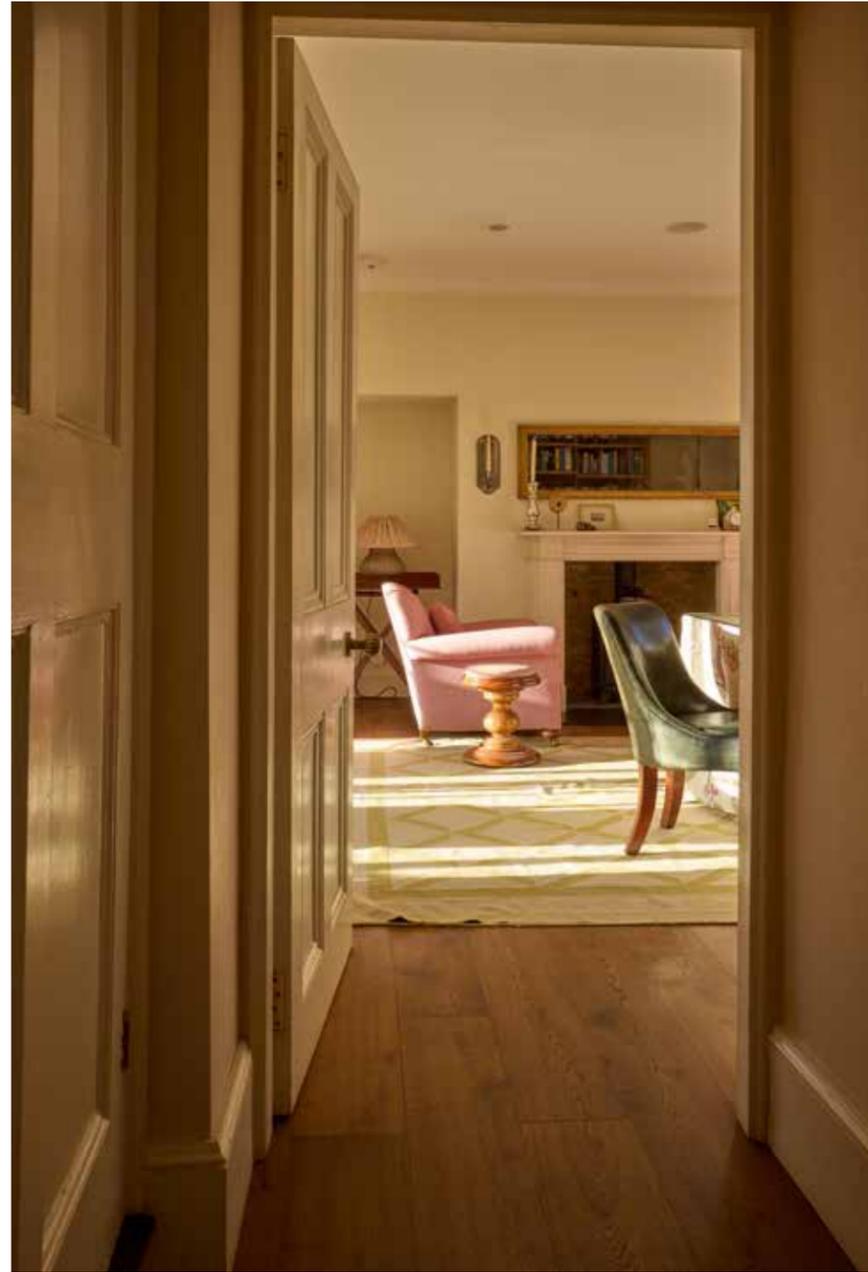




THE PROPERTY

Court Farm House is a substantial and attractive Cotswold stone farmhouse offering beautifully proportioned accommodation arranged over three principal floors, complemented by a separate flat, spectacular barn conversion, outbuildings, mature gardens and paddock. The house combines period character with versatile living space, making it ideal for modern family life, multigenerational living or those seeking a country house with ancillary accommodation.

Believed to date from the 17th and 18th centuries, the house displays classic farmhouse architecture with mullioned windows, Victorian apsidal conservatory, exposed stonework and excellent ceiling heights. The accommodation extends to approximately 5,801 sq ft, including a separate two bedroom flat with additional detached 972 sq ft barn.





THE PROPERTY

The front door opens into a welcoming entrance hall with a spiral staircase and access to the principal reception rooms. These include an elegant drawing room and sitting room, enjoying attractive outlooks over the gardens and featuring period detailing and fireplaces. An elegant study at arms length from the hub of the house provides an ideal home office or library.

At the heart of the house lies a large kitchen/breakfast room, well-suited to everyday family living and entertaining, with direct access to the gardens. The dining room, together with a large pantry, boot room and extensive storage, ensuring excellent practicality for a farmhouse. The bedroom accommodation is arranged over the first and second floors and is both flexible and extensive. The principal bedroom suite enjoys generous proportions with views over open countryside, with several further bedrooms all served by bathrooms. The upper floors offer scope for guest accommodation, teenagers' suites or playroom/music room. A particular feature of Court Farm House is the detached barn conversion, which provides excellent additional space and income generating rental asset. Equally, it could lend itself to secondary accommodation, a home office, studio or leisure use.

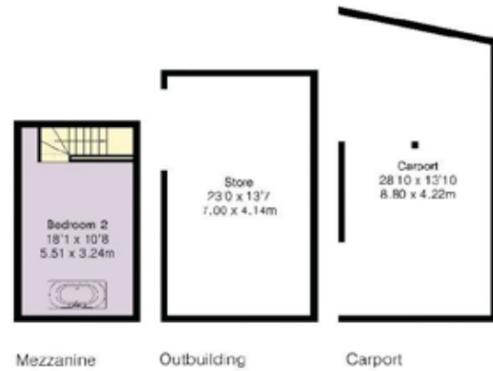


Approximate Gross Internal Area 1475 sq ft - 137 sq m

Barn Area 971 sq ft – 90 sq m

Mezzanine Area 192 sq ft – 18 sq m

Outbuilding Area 312 sq ft – 29 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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