

# RADNOR MARTIN

L O N D O N & T H E C O T S W O L D S

FIELD COTTAGE  
OLD WHITEHILL | TACKLEY





# FIELD COTTAGE

OLD WHITEHILL | TACKLEY | OX5 3AB

*'a wonderful, detached Grade II Listed stone-built six-bedroom house situated in an elevated position with beautiful landscaped gardens'*

Oxford Parkway 6 miles (London Marylebone from 63 minutes)  
Woodstock 4 miles | Bicester North 10 miles | Long Hanborough 6 miles  
Witney 11 miles | Oxford 12 miles  
*all distances are approximate*

Grade II listed | detached family home | kitchen/family room | walk-in pantry  
two reception rooms | utility/boot room | downstairs WC & cloaks cupboard  
principal bedroom with ensuite shower room | five further double bedrooms  
family bathroom | rural setting | landscaped gardens | ample off-street parking

## *the finer details*

**services** Mains water and electricity, private drainage. Oil fired central heating.

**tenure & possession** Freehold and offers vacant possession

**fixtures & fittings** May be acquired by separate negotiation

**rights of way** There are no footpaths or rights of way over the property

**local authority** West Oxfordshire District Council

**council tax** Band G

**viewing arrangements** By appointment with Radnor Martin

**energy performance certificate** Energy Performance rating – D

**what three words** ///drag.shorthand.medium

RADNOR MARTIN



















### *description*

Field Cottage is a wonderful, detached family home offering spacious and bright accommodation over three floors. This beautifully presented Grade II listed stone built house has origins dating back 400 years and has been lovingly restored, refurbished and extended by the current owners. The property sits elegantly in an elevated position above wonderful, landscaped gardens in this idyllic rural setting surrounded by open Oxfordshire countryside.

The property is approached via a large gravel driveway providing parking for several cars and access to the newly built green oak double bay car port and lockup storeroom. Steps lead up from the parking area to the main entrance to the house. Off the centrally located entrance hall there is a downstairs WC and cloaks cupboard, this opens onto the rather impressive kitchen/family room with large floor to ceiling sliding doors which command wonderful views of the gardens and access to the paved dining terrace. The bespoke kitchen benefits from a large central island with lantern opening above, there is also a fabulous walk-in pantry and separate utility/boot room. The ground floor also has two well-appointed reception rooms, one with working fireplace. The first floor has the double aspect principal bedroom with ensuite shower room, three further double bedrooms and family bathroom with bath and separate shower cubicle.

The second floor has two large double bedrooms and WC. During the renovation great attention to detail has been paid to restoring period features including exposed timbers and stonework and highlighting period fireplaces and window seats.

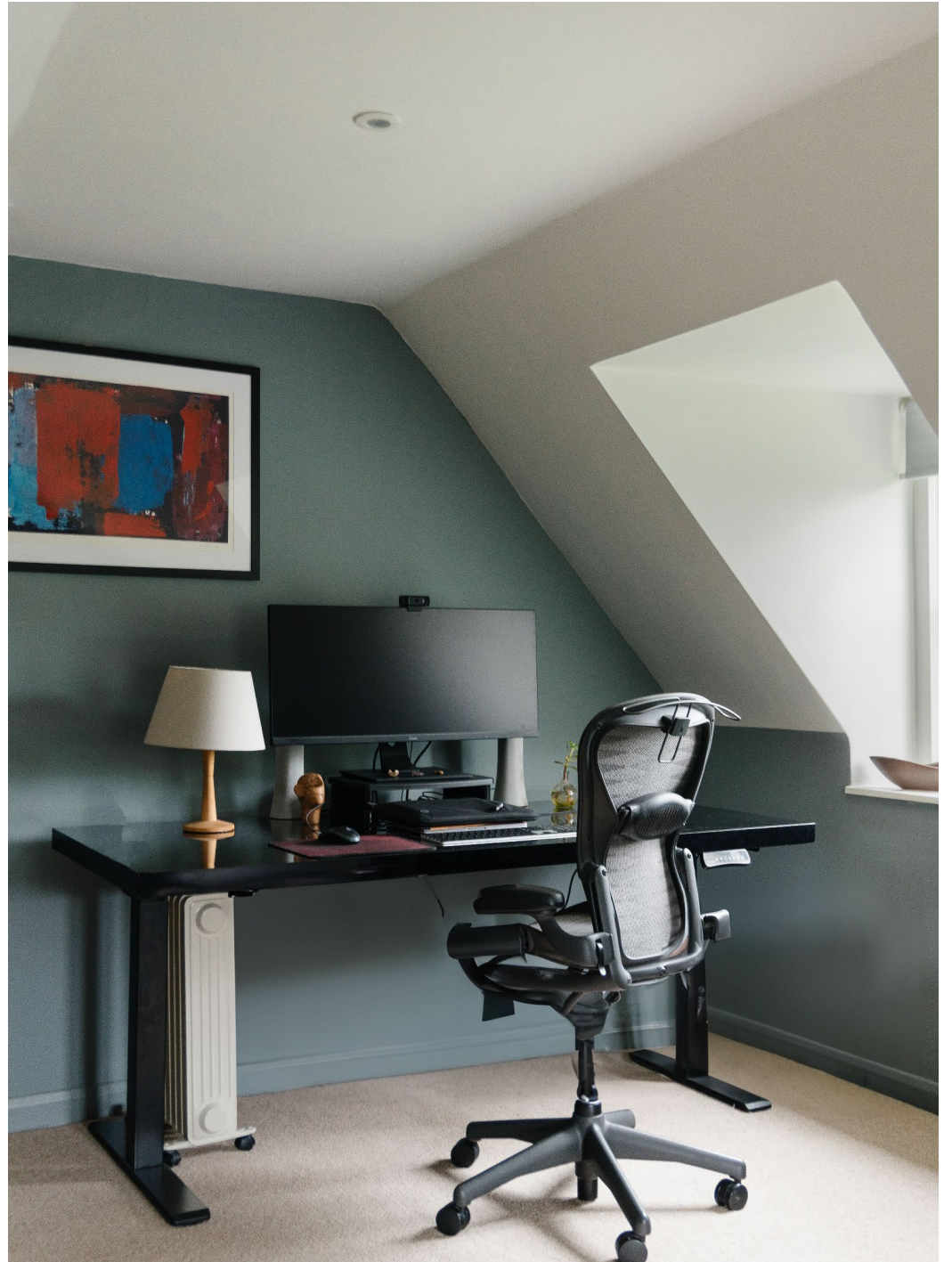
### *grounds & gardens*

The current owners purchased additional land which now extend the site to about three quarters of an acre. Landscaped gardens extend to three sides of the house with some mature flower beds, a large lawned area (ideal for playing games), wildflower meadow, vegetable beds, green house, hot tub with pergola and wood store. Many of these delightful and tranquil areas of the garden can be seen from the house. At the bottom of the garden is a newly built and impressive detached studio with power and light, currently used as a home office but would also make an ideal gym or playroom. There is a low-lying stream running along the lower side of the garden which could be further exposed by creating a bank.











### *area*

Tackley is a pretty and highly sought after village location situated in the Cherwell Valley it is approximately 13 miles from Oxford and roughly 11 miles from Soho Farmhouse. The village has many attractive benefits including the village green, a Norman parish church, village hall which hosts a ‘pop up pub’, train station, primary school, village shop, community events and access to lovely rural walks.

Woodstock is within a short drive providing a more extensive range of services and shopping. Oxford with its excellent range of shops, theatre and hospitals is circa 10 miles to the south. Here, renowned prep schools include The Dragon, Summer Fields, Cothill and Chandlings Manor. Secondary Schools include Oxford High, Headington, St Edward’s, Bloxham and Magdalen College. Slightly further afield are Radley, Abingdon and Stowe, all highly regarded.

Tackley is excellent for commuters – it has its own railway station a short 10-minute walk by path from the house with a direct train into Oxford (9 mins) while Oxford has a main line station providing a regular commuter service to London Paddington taking 57 minutes. There are trains from Oxford Parkway station to London Marylebone, taking 56 minutes and Bicester North is 11 miles away and provides a regular commuter service to London Marylebone taking 52 minutes. The M40 (J.9) is within 8 miles, giving access to London and the Midlands.

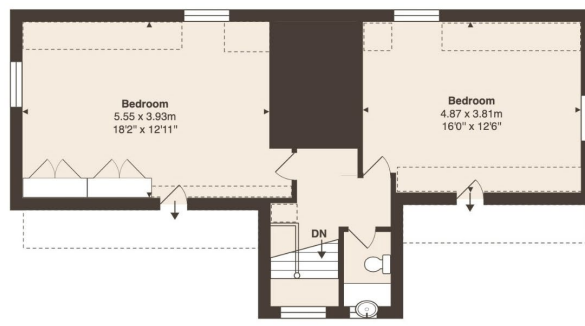
There is attractive countryside for walking, cycling, horse riding, angling, and boating. Sporting facilities in the area include golf at Chipping Norton, The Oxfordshire, Frilford and Heythrop Park; Estelle Manor, Soho Farmhouse Spa and restaurant is nearby as is Daylesford; shopping at Bicester Village, racing at Cheltenham and Stratford; polo at Kirtlington and hunting with the Heythrop.

RADNOR MARTIN

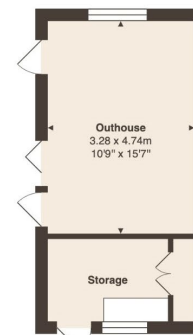








**Second Floor**



**Outbuilding**

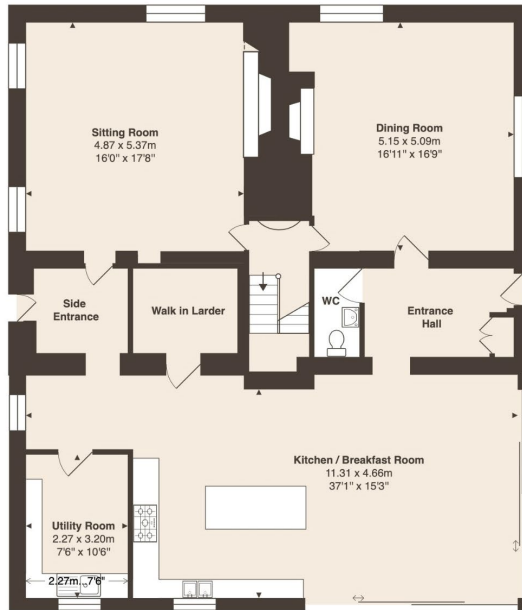


**Storage**

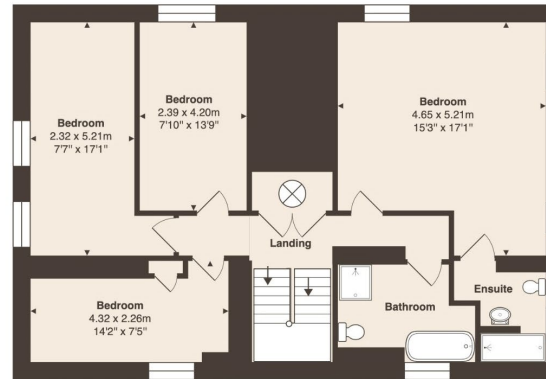


**Approximate Gross Internal Area**

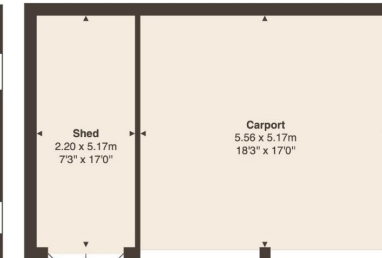
Main House 282.8 m<sup>2</sup> / 3045 ft<sup>2</sup>  
 Car Port 41.0 m<sup>2</sup> / 441 ft<sup>2</sup>  
 Hot Tub 5.5 m<sup>2</sup> / 59 ft<sup>2</sup>  
 Storage 6.7 m<sup>2</sup> / 72 ft<sup>2</sup>  
 Outbuilding 21.9 m<sup>2</sup> / 236 ft<sup>2</sup>  
 Total 358.3 m<sup>2</sup> / 3856 ft<sup>2</sup>



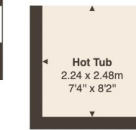
**Ground Floor**



**First Floor**



**Car Port**



**Hot Tub**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.  
 Drawn by E8 Property Services. www.e8ps.co.uk

**IMPORTANT NOTICE**

Radnor Martin, their clients and any joint agent gives notice to anyone reading these particulars that

- i) The particulars do not constitute part of an offer or contract ii) All descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact iii) The text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Radnor Martin have not tested any services, equipment or facilities, a buyer or lessee must satisfy themselves by inspection or otherwise. iv) The descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact. v) Nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. vi) No person in the employment of Radnor Martin has any authority to make or give any representation or warranty whatsoever in relation to this property. vii) all measurements are approximate.



# RADNOR MARTIN

*contact us*

First Floor 85 | Great Portland Street | London | W1W 7LT  
Unit 8 Tannery Yard | Witney Street | Burford | OX18 4DQ  
[office@radnormartin.com](mailto:office@radnormartin.com)  
0203 858 0035  
01993 765115