RADNOR MARTIN

LONDON & THE COTSWOLDS

LANGLEY RIDGE FARM
SHIPTON-UNDER-WYCHWOOD | CHIPPING NORTON







LANGLEY RIDGE FARM

SHIPTON-UNDER-WYCHWOOD
CHIPPING NORTON | OX7 6ED

'a stunning rural farmhouse with panoramic views, equestrian facilities & holiday let, set in 7 acres'

Burford 4 miles | Charlbury 6 miles (London Paddington is 70 minutes)
Kingham Station 7 miles (London Paddington 79 minutes)
Stow-on-the-Wold 12 miles | Oxford 21 miles | Cheltenham 26 miles
all distances are approximate

charming farmhouse kitchen | oak-framed garden room | snug boot room/utility | generous reception room with a wood burner
four double bedrooms | three bathrooms (including two en-suites)
rear garden with views | outdoor swimming pool | two-bedroom holiday let
extensive equestrian facilities | ample parking | approximately 7 acres

the finer details

services Mains gas and water. Septic tank.
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 F
viewing arrangements By appointment with Radnor Martin
energy performance certificate Ask agent
what three words ///dazzling.extremely.forest

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description

Langley Ridge Farm occupies a superb elevated position, enjoying panoramic countryside views in a peaceful rural setting. This attractive and versatile property comprises a spacious detached family home, extensive equestrian facilities, and a beautifully converted two-bedroom holiday let, all set within approximately 7 acres of land. The original farmhouse, dating back to 1914 and once part of the Crown estate, has been thoughtfully extended and updated to create a well-proportioned family home. Arranged over two floors, the accommodation includes two entrance halls, a boot room/utility, a charming farmhouse kitchen opening onto an oak-framed garden room with stunning views, a cosy snug, and a generous reception room with a wood burner. Upstairs, there are four double bedrooms and three bathrooms, including two en-suites. The gardens extend to the rear of the house and feature an outdoor swimming pool and private access to the impressive barn conversion, now a thriving holiday let offering the same far-reaching views as the main residence. The equestrian facilities have been comprehensively developed and include an all-weather outdoor arena, a horse walker, and ample grazing - making this an ideal property for equestrian enthusiasts.

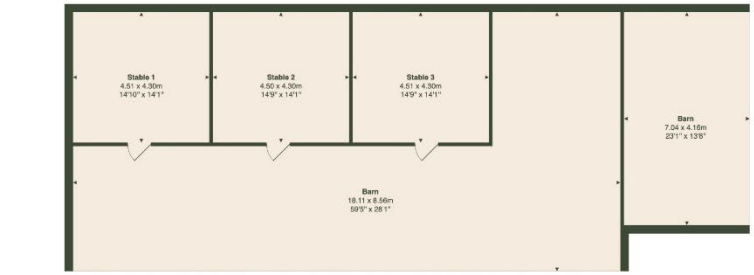
area

Shipton-under-Wychwood is a picturesque Cotswold village set in the Evenlode Valley, between Burford and Chipping Norton, within an Area of Outstanding Natural Beauty. Together with neighbouring Milton-under-Wychwood, the village offers excellent amenities including a village store, delicatessen, post office, doctor's surgery, pharmacy, parish church, Wychwood C of E Primary School and two highly regarded pubs, The Wychwood Inn and The Lamb. The community also enjoys a village hall, tennis and cricket clubs, and the peaceful Shipton Wild Gardens. Just 3 miles away, Burford provides broader shopping and dining, while Soho Farmhouse, Estelle Manor, and Daylesford are all close by. Leisure options include racing at Cheltenham and Newbury, polo at Cirencester Park, golf at local courses, and theatres in Oxford, Cheltenham, and Stratford-upon-Avon. Local education ranges from a village nursery and primary school to well-regarded state and independent schools, including Kingham Hill, Kitebrook, Burford School, and The Cotswold School. Further local amenities are available in nearby Witney (15 minute drive), whilst Oxford and Cheltenham provide the main shopping and cultural centres for the area.

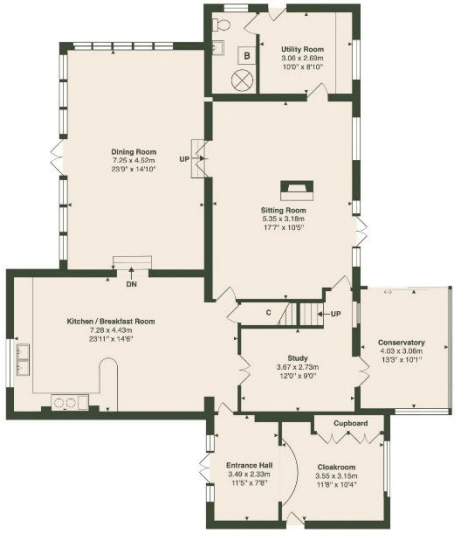








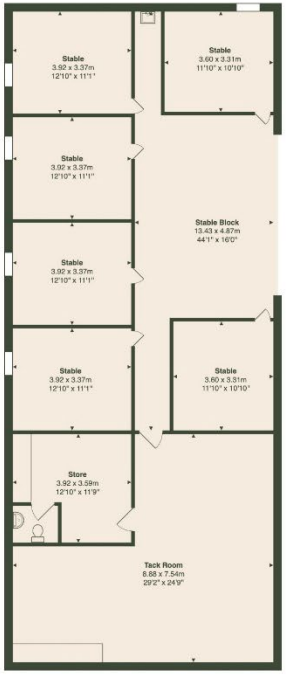
Outbuilding 1



Ground Floor



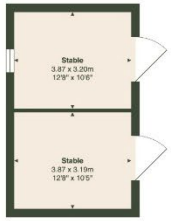
First Floor



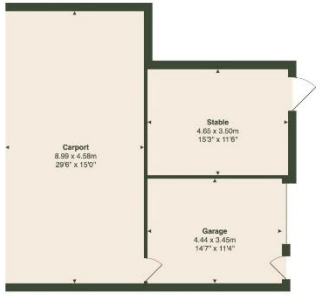
Outbuilding 4



Outbuilding 2



Outbuilding 3



Outbuilding 5

Approximate Gross Internal Area

Main House 238.6 m² / 2568 ft²
Outbuilding 1 184.9 m² / 1990 ft²
Outbuilding 2 20.3 m² / 218 ft²
Outbuilding 3 24.9 m² / 269 ft²
Outbuilding 4 185.2 m² / 1993 ft²
Outbuilding 5 74.0 m² / 769 ft²
Total 728.9 m² / 7846 ft²

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 purpose only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk



IMPORTANT NOTICE

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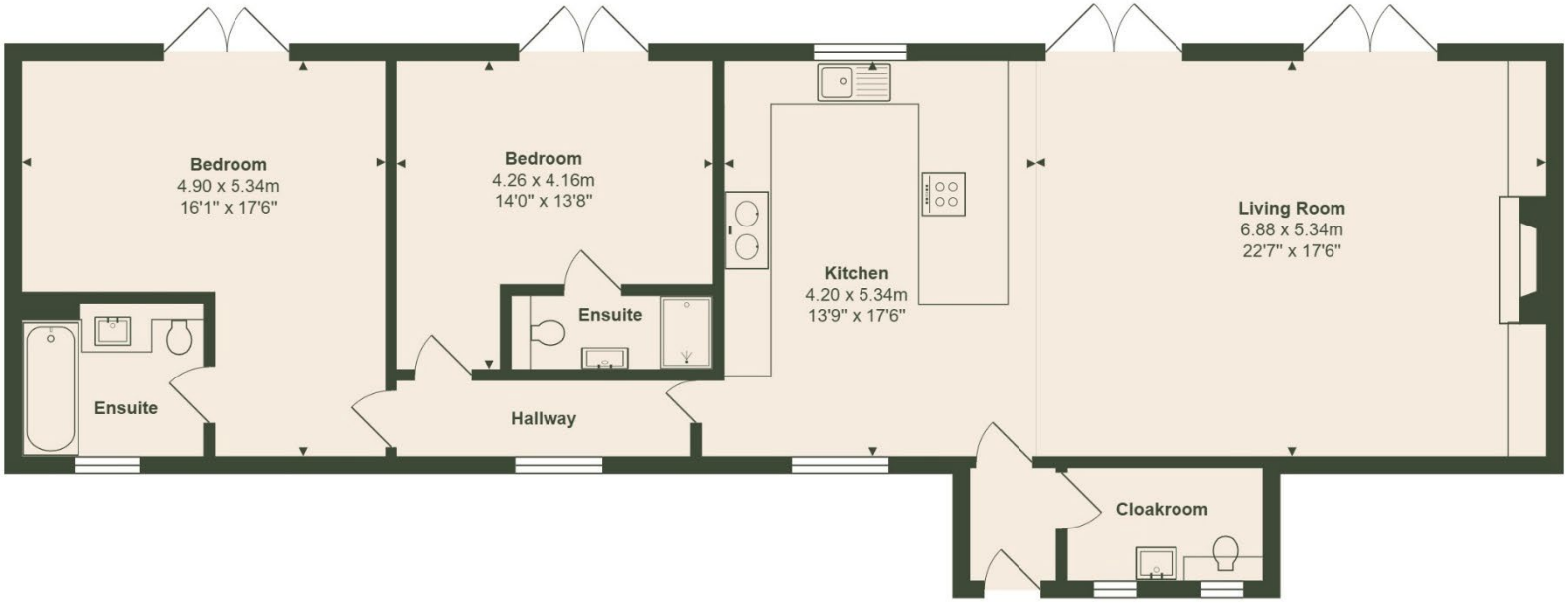

Ground Floor

Approximate Gross Internal Area:

116.4 m² ... 1253 ft²

W
S
N
E

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TEAM
BACON
Gastro Form



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