



PRIORY HOUSE

Lower End, Alvescot, Bampton, Oxfordshire OX18 2QA

Carter Jonas

PRIORY HOUSE, LOWER END, ALVESCOT, BAMPTON, OXFORDSHIRE, OX18 2QA

**AN EXCEPTIONAL COTSWOLD STONE BARN-STYLE PROPERTY OFFERING
FIVE BEDROOMS, VILLAGE LOCATION, APPROXIMATELY 1.1 ACRES OF
GROUNDS AND DETACHED GARAGING WITH VERSATILE ROOM ABOVE**

DESCRIPTION

Priory House is a luxuriously specified, newly completed five bedroom country home nestled in the attractive village of Alvescot. Designed in a barn-inspired style with an exposed oak framework the home offers a seamless blend of traditional charm and contemporary elegance. As its heart lies a stunning kitchen/dining/family space flooded with natural light and providing a fabulous space for everyday living and entertaining. The kitchen features a walk-in pantry and adjoins a thoughtfully placed boot room/utility with WC and direct access to the garden. The snug/family area, set within the attractive double height oak structure, opens from the kitchen and enjoys French doors to the garden. The separate sitting room has a double aspect with a stone fireplace, while the home office is a generous size with bespoke cabinetry and shelving. A stylish cloakroom completes the ground floor.

Upstairs, the bedrooms are arranged across two floors. The principal bedroom suite boasts a fitted dressing room, a full ensuite and the lovely feature of a gallery/sitting area over the family room, perfectly positioned to take in the rural views. The remaining four bedrooms are all generous doubles, each with stylishly appointed ensuites. A dedicated laundry room on the first floor complements the ground floor utility room for added convenience.

Built with advanced technology and sustainability in mind, Priory House achieves impressive energy efficiency and benefits from a strong EPC rating, offering refined country living with modern performance.





Accessed via a private lane, the property welcomes you through electric gates that open onto a spacious gravel driveway, offering ample parking directly in front of the house and leading to the open bay garaging.

Generous planting borders the driveway and continue along the front and side of the house, enhancing the home's natural charm. To the rear, the garden extends approximately 20 metres of lawn before transitioning into a beautifully seeded wildflower meadow. Please note the latter part of the garden is classified as agricultural land.

A limestone terrace, echoing the stone flooring found in the kitchen, creates a seamless indoor-outdoor flow. It wraps elegantly around the house to meet the Cotswold gravel drive, bordered by thoughtfully arranged planting beds that complete this inviting setting.

The detached garage provides two oak framed open bay spaces with an adjoining store room. The first floor provides the potential for a number of uses including an ideal home office/guest suite/studio/games room.

SITUATION

Priory House is situated on the southern edge of the small Cotswold village of Alvescot, which has a strong and thriving friendly community with amenities including the church of St Peter's, a village hall with recreation ground and tennis court, and a public house. Day to day facilities are available in the local towns of Bampton and Burford. Whilst Witney (9 miles) offers more comprehensive facilities. There are excellent dining pubs to be found in the area, including The Double Red Duke at Clanfield. The cities of Oxford (20 miles) and Cheltenham (29 miles) are within easy reach. Communications are good, with fast trains to London Paddington taking from 37 minutes from Didcot; London Marylebone can be reached from Oxford Parkway in 55 minutes. The area has a great choice of schooling; the village Church of England Primary School has been rated 'good' by Ofsted, as has the highly regarded secondary school at Burford. Private schools in the area include St Hughs, Hatherop Castle and Cokethorpe, with many excellent schools accessible in and around Abingdon and Oxford.





SPECIFICATION

Natural stone- Faced walls with high performance rating

Roof tiles - Cardinal Cotswold stone slates Cardinal Slates

Oak Frame- Supplied and installed by heritage oak frames
Heritage Oak Frames

Heating- Samsung 16kw Air source heat pump linked to a wet underfloor heating throughout all 3 floors.

Cooling- 2 air conditioning units fitted to the kitchen and the snug with the addition of a cooling system to the MVHR to all rooms.

Windows- Residence R9's. A high quality composite, wood alternative triple glazed window to Timber Alternative Windows | R9 | Residence 9

External doors- Cortizo APX 4700 sliding doors 4700 Sliding

Joinery- Front door, side door and internal glazed doors are joinery made by Church Lane Joinery to match all the internal room doors, Murcia white 2 panel doors created by raised bolecion mouldings to create a natural look. White Murcia | LPD Doors

Sanitaryware- All taps and showers by Booth and Co from the Axbridge range of traditional fittings., VADO Booth & Co.

Tiling- All tiling is sourced from Mandarin Stone (Cheltenham) and Indigenous (Burford). Limestone tiles to ground floor, principal ensuite and ensuites 4 and 5, a mix of ceramic and porcelain to all shower walls.

Floor coverings- Kitchen, boot room, snug, hallway, 2 WC's - heritage limestone tiles. Drawing room & first floor

landing- Engineered oak flooring

New Home Warranty | Protek New Build Warranty | Protek

ADDITIONAL INFORMATION

Viewings: Strictly by appointment with Carter Jonas
01865 511444

Services - Mains water, drainage and Electricity connected.

Tenure: Freehold

Broadband speeds and Mobile phone coverage and speeds can be checked here: checker.ofcom.org.uk.

PLEASE NOTE: As the property is currently being finished some specifications might change slightly.

We would like to let you know that the seller of this property is considered a connected party as defined by the Estate Agents Act. If you have any questions or would like more information about this, please feel free to ask.



**Approximate Gross Internal Area 5098 sq ft - 474 sq m
(Excluding Garage Ground Floor)**

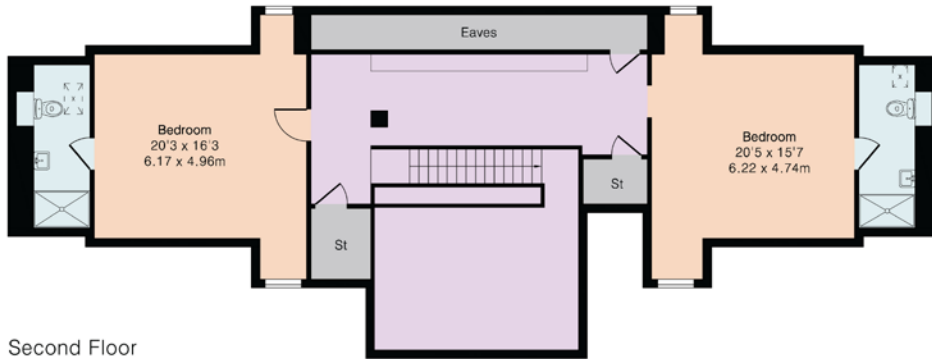
Ground Floor Area 2098 sq ft – 195 sq m

First Floor Area 1667 sq ft – 155 sq m

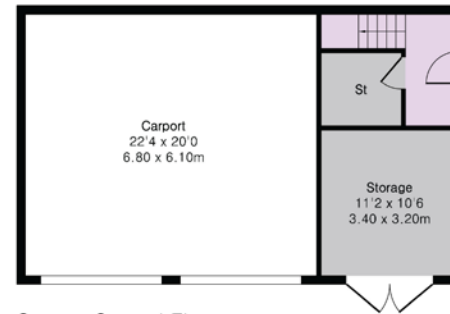
Second Floor Area 943 sq ft – 88 sq m

Garage Ground Floor Area 210 sq ft – 20 sq m

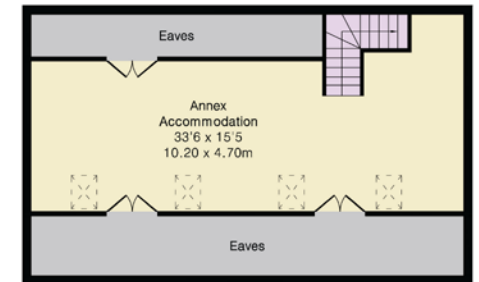
Garage First Floor Area 390 sq ft – 36 sq m



Second Floor



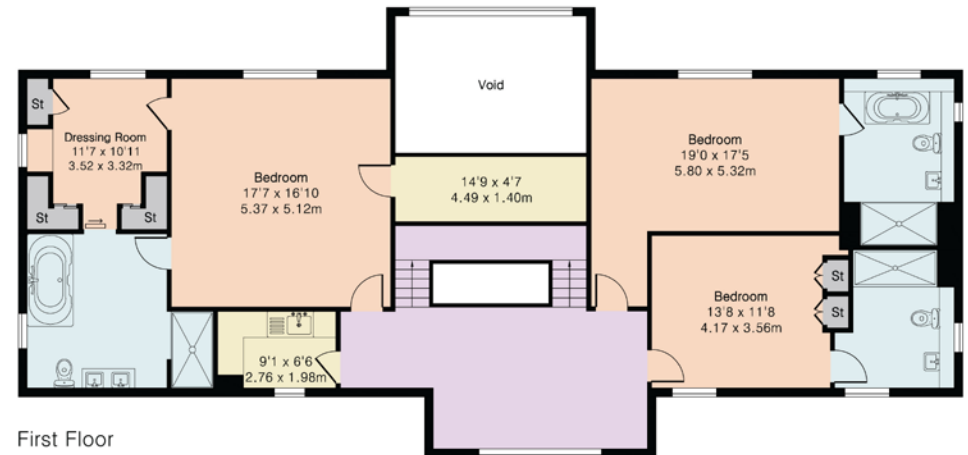
Garage Ground Floor



Garage First Floor



Ground Floor



First Floor



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