



HERTFORD HOUSE

2 Park Farm Court, Alvescot, Oxfordshire OX18 2FU

Carter Jonas

HERTFORD HOUSE, 2 PARK FARM COURT, ALVESCOT, OXFORDSHIRE OX18 2FU

AN EXCEPTIONAL 6 BEDROOM DETACHED HOUSE EXTENDING TO OVER 3900 SQ FT FINISHED TO AN EXCEPTIONAL STANDARD WITH A HIGH SPECIFICATION AND SET IN A PLOT OF APPROXIMATELY 0.4 ACRES

DESCRIPTION

An exceptional six-bedroom detached home constructed in honey-coloured local limestone beneath a traditional Cotswold slate roof. With its striking yet timeless façade, elegant symmetry and oak-framed entrance porch, the property presents an imposing and quintessentially Cotswold exterior, complemented by a detached double garage with studio space above. Extending to approximately 3,900 sq ft, this is a house designed with both scale and flow in mind, combining classic architecture with high-quality contemporary living.

The ground floor has been thoughtfully arranged to balance formal reception space with open-plan, family-oriented living. To one side sits a perfectly proportioned snug with a wood burning stove adding warmth and character. A utility/boot room, plant room, WC and further storage provide excellent practicality for day-to-day living.

The true heart of the home lies to the rear, where an outstanding open-plan kitchen, dining and sitting room spans the width of the house. Bathed in natural light from overhead skylights and expansive glazing, this space opens seamlessly onto the west-facing garden via French and bi-fold doors, creating an ideal indoor-outdoor lifestyle. The kitchen itself is a classic shaker-style design by Evie Willows, centred around a substantial island with Silestone worktops and integrated WOLF and Fisher & Paykel appliances. The contrast cabinetry creates a sophisticated yet highly functional space.



The first floor offers four generous double bedrooms. The principal suite is particularly impressive, incorporating extensive built-in wardrobes forming a dressing area, along with a well-appointed en-suite and views over the garden. A further bedroom has an ensuite shower room and two bedrooms are served by a spacious and well-finished family bathroom, ensuring excellent flexibility for family or guests. The second floor provides two additional double bedrooms, both with en-suite facilities, making this level ideal for older children, guests or independent living space.

The detached double garage is complemented by a first-floor studio/office offering excellent versatility as a home office, gym or creative space. Externally, the house is approached via a gravel driveway and framed by attractive planting, while the rear garden enjoys a westerly aspect, ideal for afternoon and evening sun. The total plot extends to approximately 0.4 acres.

LOCATION

Alvescot is a well-regarded Cotswold village, situated approximately 6 miles south of Burford and 22 miles from Oxford. The village offers a range of amenities including St Peter's C of E Primary School, the popular Plough Inn, a village hall and recreation grounds.

More comprehensive facilities are available in nearby Bampton and Clanfield (both around 3 miles), which provide everyday conveniences such as a doctor's surgery, library, shops, public houses and a post office. Further amenities can be found in Witney, which offers an extensive range of shopping, supermarkets, secondary schooling, a hospital and leisure facilities, with the market towns of Burford and Faringdon also within easy reach. The area is particularly well served for schooling, with a wide selection of highly regarded state and independent options including Burford School, St Hugh's, Cokethorpe and Pinewood, as well as schools in Oxford and Abingdon. Communications are good, with mainline rail services from Charlbury (approximately 11 miles) to London Paddington in around 70 minutes, and from Oxford Parkway (approximately 18 miles) to London Marylebone in about 60 minutes





ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains Water drainage and electricity are connected

Air source heat pump

Mechanical ventilation with heat recovery

LPG gas bottles for cooking

Local Authority: West Oxfordshire

Council tax band: G

EPC: B

Park Farm Court Management Company manages the communal areas with costs agreed/shared amongst the residents

10 year new build warranty issued in 2023

Restrictive covenant preventing parking caravans on the driveway



**Approximate Gross Internal Area 3940 sq ft - 366 sq m
(Excluding Garage)**

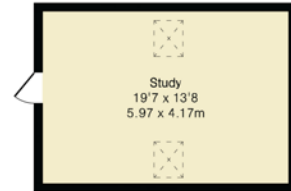
Ground Floor Area 1778 sq ft – 165 sq m

First Floor Area 1289 sq ft – 120 sq m

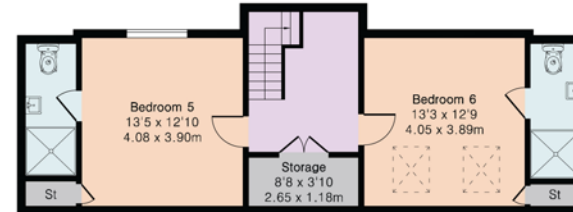
Second Floor Area 605 sq ft – 56 sq m

Garage Area 398 sq ft – 37 sq m

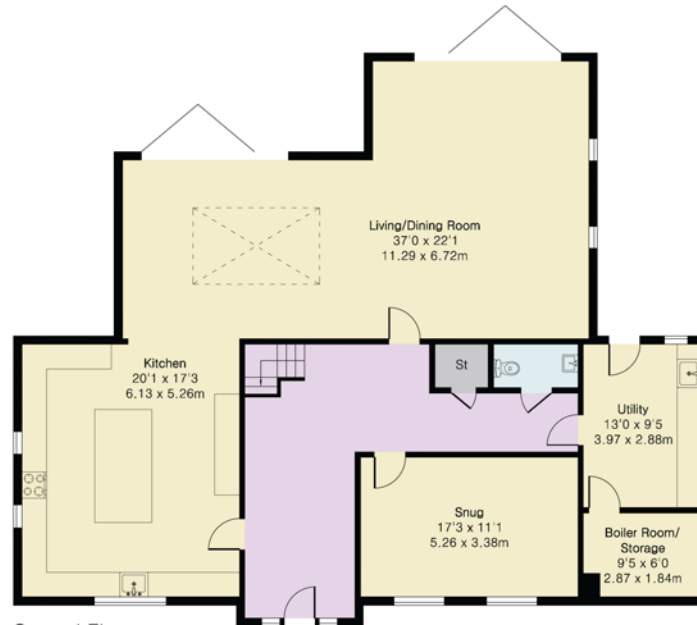
Garage First Floor Area 268 sq ft – 25 sq m



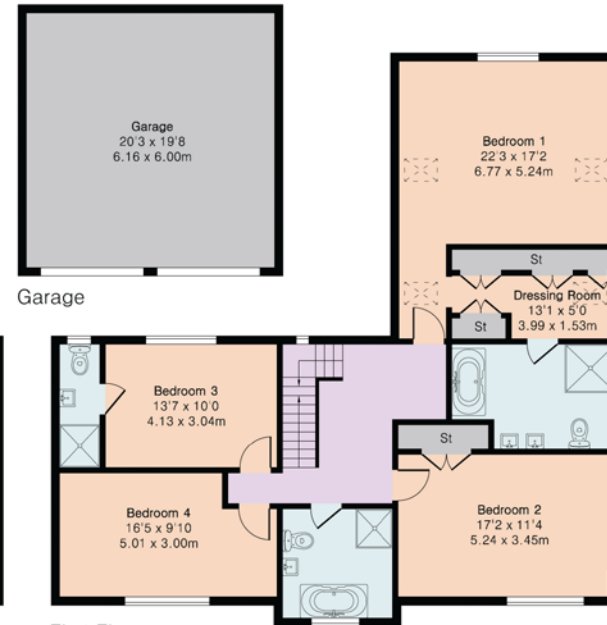
Garage First Floor



Second Floor



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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