

# HOME FARM

BRITWELL SALOME • WATLINGTON • OX49 5LH



*In the Heart of Glorious South Oxfordshire*



## THE FARM HOUSE



*Glorious Living,  
16c Grade II Listed*

- Principal Dwelling
- 3,153 sq ft 293 sq m
- 4 bedrooms
- 3 bath/shower rooms

## THE HOME BARN



*Live - Work - Create  
Party - Dream*

- Ancillary Residential Accommodation
- 934 sq ft 86 sq m
- 1 shower room
- Insulated & underfloor heated

## THE HOME OFFICE



*A Serious Office with  
Stunning Views*

- Ancillary Residential Accommodation
- 340 sq ft 31 sq m
- Insulated & underfloor heated

## THE BIG BARN



*Car Collection - Workshop  
- Swimming Pool*

- Ancillary Residential Accommodation
- 1,240 sq ft 115 sq m
- Consent for swimming pool

## THE STABLE & STORE



*Animals - Hobbies -  
Store*

- Ancillary Residential Accommodation
- 230 sq ft 21 sq m
- Part insulated & part heated

## THE GRANARY



*Studio - Play Room -  
Project Den*

- Ancillary Residential Accommodation
- 452 sq ft 42 sq m
- Part insulated

## THE COACH HOUSE



*Separate Living*

- Ancillary Residential Accommodation
- 1,054 sq ft 98 sq m
- 2 bedrooms
- 1 shower room
- Insulated & heated





## An Idyllic Farmhouse Retreat & Courtyard Buildings in a Picturesque Village Setting

- Historic Farmhouse in a Courtyard Setting
- Additional Living Accommodation
- Superbly Converted Barns & Granary
- Enchanting Gardens, in all 0.46 acres
- Outstanding Local Countryside
- Easy Access to London, Oxford & Heathrow

**£2,650,000**

7,403 sq. ft. internal area

Sales Agent



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— & Company

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## Home Farm

Home Farm encompasses an exceptional collection of superbly restored buildings, set around an enchanting central courtyard.

This idyllic property retains all the charm and character of a period home while providing modern comforts and technology.

The delightful Farmhouse is Grade II listed along with the finely crafted barns that also display many architecturally significant features, some of which date back to 16th century.

Home Farm is privately situated on the edge of the picturesque village of Britwell Salome in an Area of Outstanding Natural Beauty.

The M40 J6 is just 4 ½ miles distant giving access to London, Heathrow and the national road network.

There is a host of glorious riding and walking via the nearby Icknield Way and in the Chiltern Hills.

## Britwell Salome

Home Farm is beautifully situated in the heart of the picturesque village of Britwell Salome at the foot of the Chiltern Hills in an Area of Outstanding Natural Beauty. This popular small village, with a thriving community, has a fine 12th century church, highly regarded Red Lion pub/restaurant and a locally stocked farm shop.

The pretty market town of Watlington is just 1.7 miles, offering a diverse range of local shopping and leisure facilities.

## Nearby

The surrounding countryside is exceptionally beautiful which includes Watlington Hill, Stonor Valley and Hambleden Valley.

Several charming, historic villages nestle within the local countryside including Ewelme, Brightwell Baldwin, Berrick Salome, Christmas Common, Russell's Water, Maidensgrove and Stonor and Hambleden all with excellent village pub restaurants and offer outstanding country pursuits.

The bustling riverside towns are also nearby with Wallingford 7 miles and Henley 10 miles which both offer an excellent range of local shopping and leisure facilities. Slightly further afield, but all within thirty minutes, lie the famous City of Oxford and highly attractive towns of Abingdon, Marlow and Thame which are regularly featured in films and TV series.

London is easily accessed by road via J6 M40, the Oxford Tube from Lewknor coach stop, or train from Didcott, High Wycombe or Maidenhead stations.



Britwell Salome Village Cricket Club



Watlington 1.7mls, offers excellent local facilities



Watlington Hill, part of the Chilterns Area of Outstanding Natural Beauty.



The Stonor Valley





## Distances

- Watlington 2 mls
- M40 J6 5 mls
- Lewknor 5 mls (Marble Arch 73 mins, Victoria 83 mins via Oxford Tube coach 24hrs a day)
- Didcott Train Station 13mls (Paddington 42 mins by train)
- Oxford 15 mls
- High Wycombe 17 mls (Marylebone 35 mins by train)
- Maidenhead 20 mls (Liverpool Street 52 mins via the Elizabethan Line)
- Central London 42 mls
- Heathrow 34 mls

## Walk, Cycle & Ride

There are several glorious local walks and bridleways are accessible from the village which joins the Icknield Way.

Several local village and valley walks are a delight to explore, such as nearby Ewelme village and Watlington Hill with panoramic views over the Chiltern Hills and Oxfordshire where Red Kites soar overhead.

A network of cycle routes, both on and off the local country lanes offer exceptional rides for cyclists.

## Schools

Secondary school education can be found at Icknield Community College in Watlington and Lord Williams's School in Thame, both schools have sixth forms.

There are also a wide range of private schools in Oxford, Abingdon, Henley and High Wycombe such as the Dragon, Headington, St Edwards, Radley College, Cranford House, Abingdon, the Oratory, Rupert House, St Helen & St Katharine and Wycombe Abbey. School buses operate nearby to Cranford House, The Oratory and the Abingdon schools.





## The FARM HOUSE

### Glorious Living, 16c Grade II Listed

- Principal Dwelling
  - 3,153 sq ft 293 sq m
  - 4 bedrooms
  - 3 bath/shower rooms
- 
- Reception hall • Sitting room • Dining room • Garden room • Kitchen
  - Family room • Utility room • Boot room • Cloakroom
  - Principal bedroom with dressing room/bedroom 4 and en suite bathroom
  - 2 further bedrooms, family bathroom • Shower room • Linen room
  - Laundry room

The Farm House is believed to date from 16th century. Since then, the Grade II listed property of architectural and historical interest has been sensitively extended, making a charming and beautifully presented home in an outstanding courtyard setting.

**Sitting room** the double aspect room has a working open fireplace, built in bookshelves and cupboards revealing a concealed TV. Door to garden terrace. Frameless glass door leading to hall.

**Hall** a large open hall, shared open plan with two steps leading to the dining room.

**Dining room** with recess for former inglenook fireplace now featuring a wine bottle display, double doors to the Orangery.

**Kitchen** with a range of hand made and painted wall and floor units, beech and honed granite work surfaces, four oven Aga, dishwasher, tall fridge, door to Orangery and steps down to:

**Breakfast room** which features an ancient well, internally illuminated at night with walk over safety glass top, built in handmade and painted dresser, larder, second staircase to first floor, door to porch with built in oak coats and boot storage, which leads to the front garden.

**Orangery** designed and built by Lansdowne featuring a high-level, UV-controlled glazed roof lantern with electrically operated ventilating windows with automatic rain detected closure mechanism. Accessed from either the kitchen and dining room with double doors leading to the garden terrace.

**Master bedroom** a peaceful room with far reaching views, built-in cupboards, one of which conceals a TV. En-suite bathroom.

**Dressing room** or bedroom with four custom fitted wardrobes.

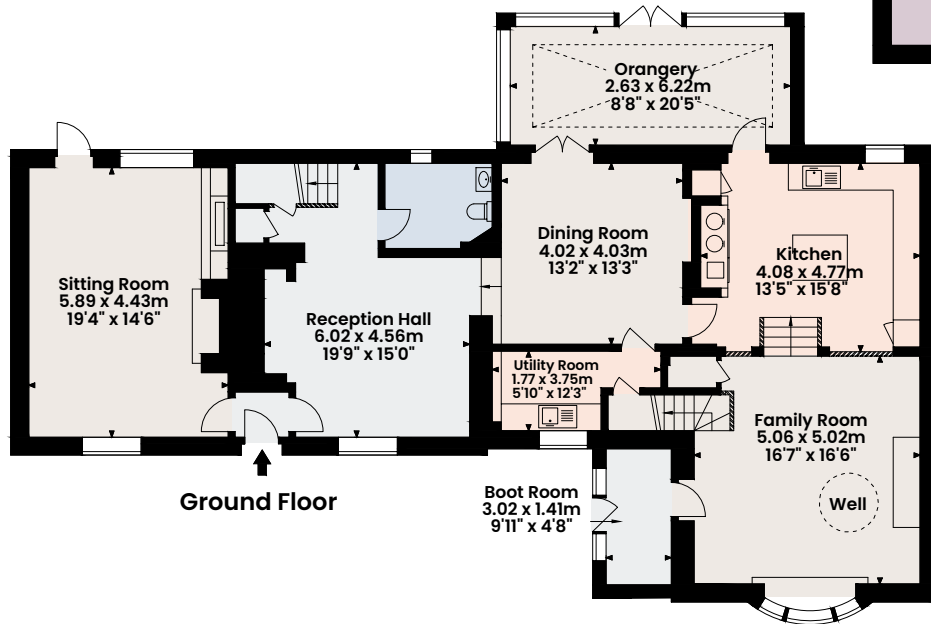
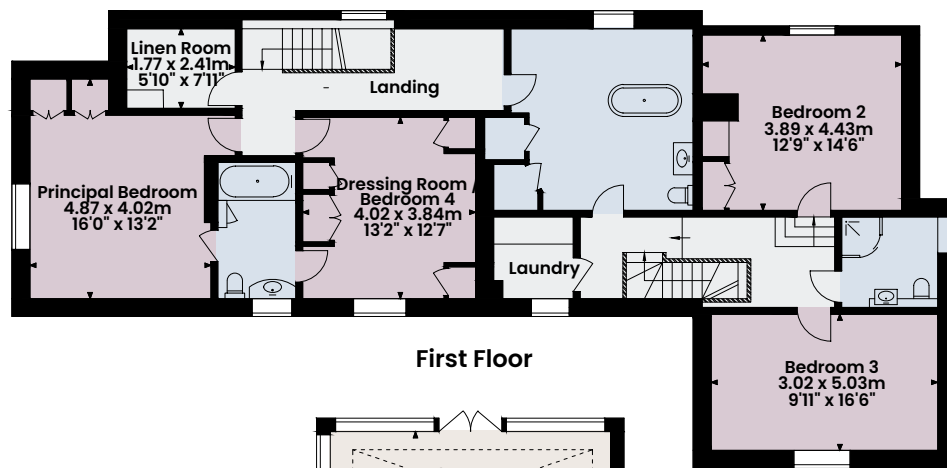
**Further bedrooms**, bathroom and shower room.

**Gardens and Courtyard** The property is approached from the road via a gravelled driveway with a gated entrance opening to the courtyard parking area.

**Gazebo** built by Crown Pavilions with space to comfortably sit eight people for dining. overhead heater, central light and perimeter LED decorative uplighting.









## The HOME BARN

Live - Work - Create - Party

- Ancillary Residential Accommodation
- 934 sq ft 86 sq m
- 1 shower room
- Kitchenette
- Insulated & underfloor heated

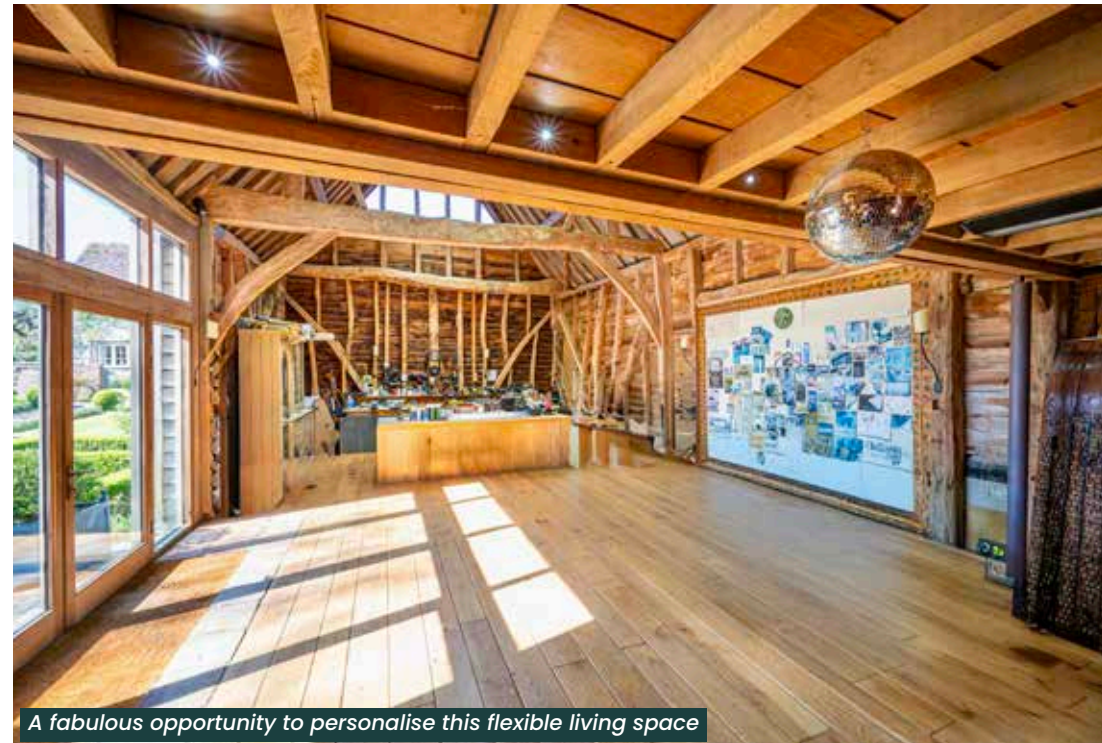
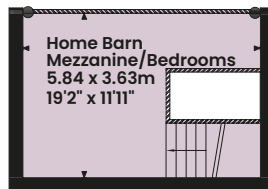
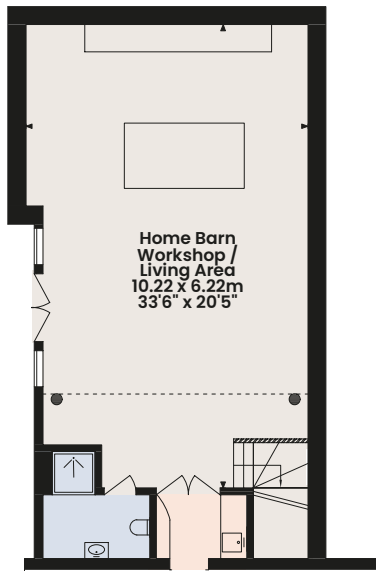
A charming, all timber environment, ideal for a studio workshop, or living area with mezzanine bedroom. The centrepiece of the courtyard, this gorgeous 16th century Listed barn has been beautifully restored to provide large open space with mezzanine level for flexible ancillary residential uses.

The ground floor could be used a wonderful open plan living area, or for a variety of ancillary residential uses.

Featuring solid oak floors spanning 10.22 x 6.22 mts (33'6" x 20'5") with separate mini kitchen and shower room. The mezzanine level would make an ideal bedroom at 5.84 x 3.63 mts (19'2" x 11'11").

The comprehensive restoration works were sensitively completed in 2010 with double skin insulated walls, double skin insulated roof, insulated floors with underfloor heating. Large Iroko teak framed feature windows, high level Iroko framed windows and entrance door. Solid oak flooring to the main ground floor. Oak weatherboard cladding to the exterior, treated and allowed to weather naturally.

Planning consent has been granted for the inclusion of a wood burner with external chimney.







The Office connects to the facilities of Home Barn and enjoys stunning views

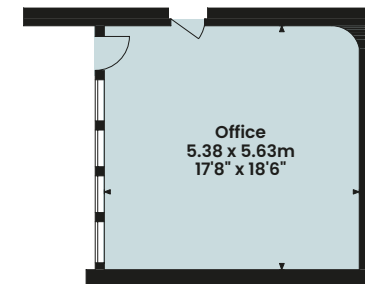
## The HOME OFFICE

### A Serious Office with Stunning Views

- Ancillary Residential Accommodation
- 340 sq ft 31 sq m
- Insulated & underfloor heated

A magnificent room with glorious views. Direct access from Home Barn for shower room, WC and kitchenette. Full height Iroko teak window frames land glazed door provides a direct entrance from the Courtyard.

Underfloor heating, felt wall, two natural stone walls and walnut floor. Internet communications via RJ45 Ethernet broadband network and Panasonic telephone switchboard wired to the comms room.



Independent living in an idyllic location

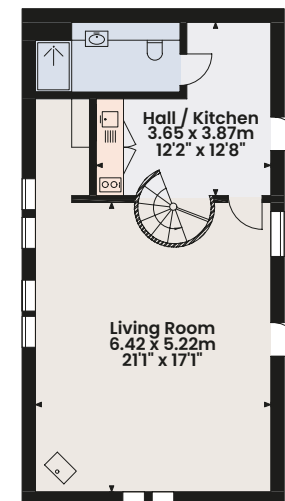
## The COACH HOUSE

### Separate Living

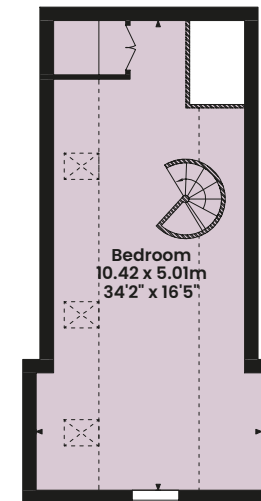
- Ancillary Residential Accommodation
- 1,054 sq ft 98 sq m
- 2 bedrooms,
- 1 shower room
- Kitchette
- Insulated & heated

Ground floor living room, hall/kitchen, shower room, first floor bedroom

The Coach House opens into an entrance hall with spiral staircase, mini kitchen, and an oak door leading to an large open plan studio bedroom room with wood burner, built in cupboards. The living area features several windows with views over the surrounding countryside and a door opening onto the courtyard. Shower room on the ground floor and a spiral staircase leads to a large first floor bedroom.



Ground Floor



First Floor



## The BIG BARN

### Car Collection - Workshop - Swimming Pool

- Ancillary Residential Accommodation
- 1,240 sq ft 115 sq m
- Consent for swimming pool

A stunning traditional timber barn, with a large open area spanning: 6.77mts x 17.02mts (22'3" x 55'10").

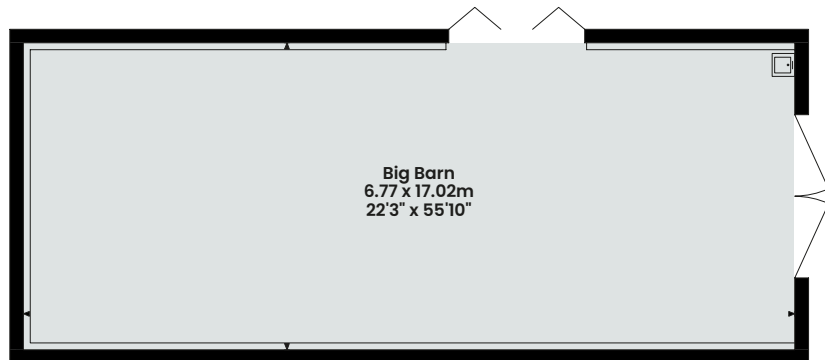
The full height, bi-folding Iroko teak framed glazed doors open to their full width onto the granite set courtyard entrance. The large Iroko solid double doors are electrically operated to open onto the entrance drive for easy vehicular access. The exposed beams are automatically flood lit on entering to show their stunning expanse and condition.

Two circuits of high-level lighting control powerful sodium lamps for overhead lighting.

Several wall mounted power outlets are fitted to the perimeter with connections to the RJ45 Ethernet broadband network and Panasonic telephone switchboard wired to the comms room.

The resin coated floor is convenient for washing down and there is a Belfast sink with hot and cold water supply.

A planning application has been approved for conversion to an indoor swimming pool.







The historic Granary mounted on traditional staddle stones

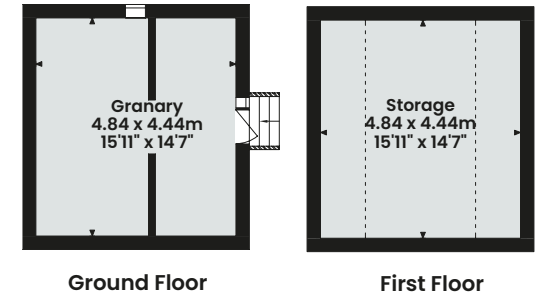
## The GRANARY

### Studio - Play Room - Project Den

- Ancillary Residential Accommodation
- 452 sq ft 42 sq m
- Part insulated

The Granary is a delightful historic feature, perfect for a special hideaway.

A few steps to the side of the Farm House stands raised on traditional staddle stones, a gorgeous Grade II listed granary. Enjoy for a variety of ancillary residential uses.



The luxury Stable & Store

## The STABLE & STORE

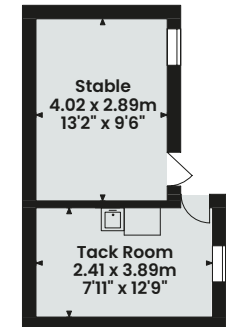
### Animals - Hobbies - Store

- Ancillary Residential Accommodation
- 230 sq ft 21 sq m
- Part insulated & part heated

A luxury home for pets and small animals with their own grassed mini paddock.

Recently built to a high standard using an oak frame with Iroko teak windows and doors, clad with timber weatherboards and clay tiled roof.

The Store is currently used as a tack room with Belfast sink with hot and cold water and wall a mounted heater. Both the Stable and Store are panel lined internally. The Stable has an easy to clean rubberised floor finish and cold water supply.





## Timeless charm with modern design

The buildings have been professionally designed, restored, converted and maintained to a high standard, ready to enjoy.

Full of fascinating original features with charming details and vistas, the design maximises useable space to provide a great many uses. Facilities includes low energy ambient and task lighting, plenty of power, convenient security, wireless and wired technology.

## Flexible Accommodation

The whole ensemble of buildings has been comprehensively converted to provide a wide range of flexible uses where you may live, work, create, entertain, or simply enjoy as you choose.

## Materials

Fine natural materials have been used throughout the restoration, including solid wood oak floors and solid oak doors in the Farmhouse and solid Iroko teak hardwood doors and window frames in Home Barn, Home Office, Big Barn, Stable & Store. Outside has been designed with granite sets and natural made paviors.

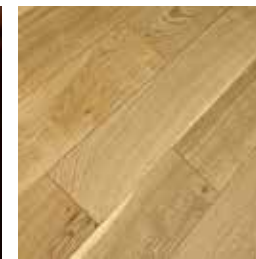
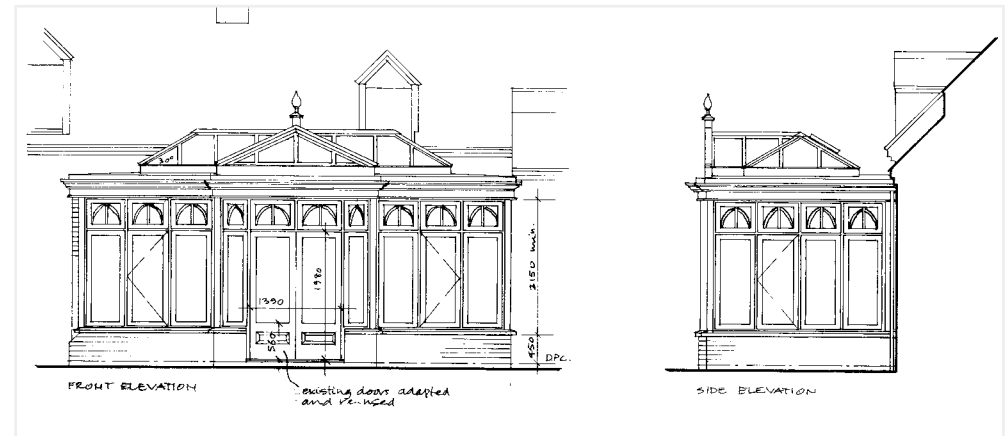
Home Barn has been externally faced in solid oak feather edge traditional weather boards over high-performance insulation sandwiched between the original boarding internally.

## Landscaped Courtyard & Gardens

The enchanting Courtyard and Gardens are a beautiful feature of the property being originally designed by Chelsea gold medal winner, Roger Platts.

The landscape concept combines ease of care with multiple areas of interest to feature changes in colours throughout the seasons. In all 0.46 acres.

The design blends an abundance of mature perennial plants, box hedging, shrubs and trees. Alaburnum and clematis covered arch leads around to the rear of the Farm House where there are two terraces with steps up to a lawn surrounded with well stocked borders and a dining Gazebo overlooking surrounding farmland.







Garden Gazebo - enjoy the delightful views as the sun sets over the gardens and countryside

## Gazebo

The garden gazebo is a delightful open air building built by Crown Pavilions with space to comfortably sit eight people to dine and enjoy the delightful views as the sun sets over the gardens and countryside.

Fitted with overhead heater, central light and perimeter LED decorative uplighting. When necessary, wind protection is provided by roll down, see-through side panels.

## Technology

To fully access the availability of high-speed Fibre Broadband (average 74mbps), the whole property is wirelessly connected via a series of routers to a single network with back up RJ45 Ethernet wiring to each building. A Panasonic telephone system is installed and wired to each building.

## Lighting

The lighting circuitry within the buildings have been professionally planned to provide attractive ambient LED lighting and more focused task lighting with convenient switching.

Internally, the Farm House is designed with two circuits of LED lights to control low level ambient illumination throughout the house from any one of three conveniently located switches. The second circuit of 'night lights' provides soft ambient lighting to general areas around the house, which automatically switch from dawn to dusk.

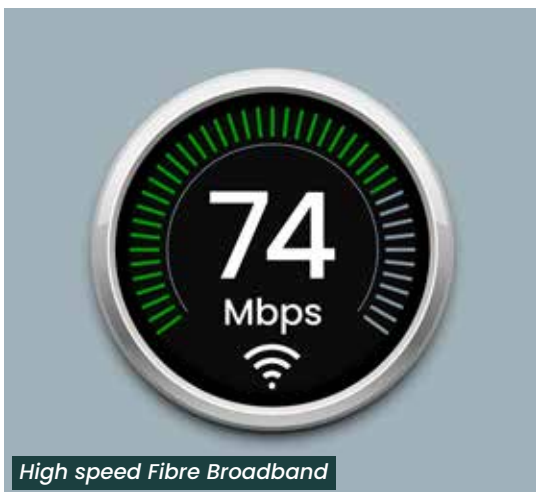
Externally, the Buildings, Courtyard and Gardens are all lit by several carefully placed LED light fittings which are also automatically switched via two separately switched circuits from dusk to dawn.



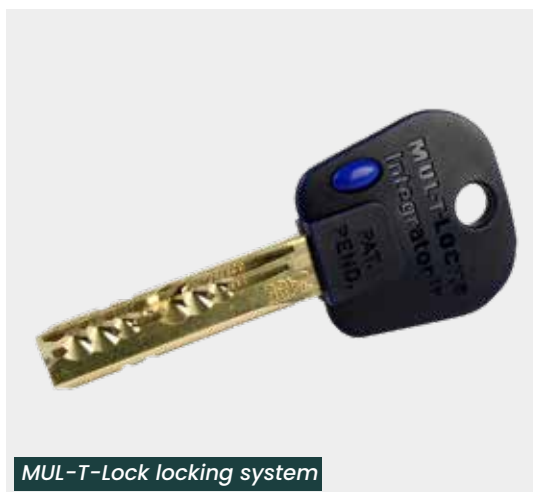
Automated LED general lighting



All-Around LED accent lighting



High speed Fibre Broadband



MUL-T-Lock locking system

## Convenient Security

All buildings and gate locks are fitted with a convenient MUL-T-LOCK locking system which shares suited keys for the property. The master key operates all locks, while other suited keys selectively open buildings other than the Farmhouse.

A central alarm system is designed to protect each building with the ease of central of operation.



The Sellers Pack

To enable potential purchaser to fast track their legal due diligence, the Vendor’s professional team have prepared a comprehensive Sellers Pack, available for potential purchasers to review.

The Sellers Pack includes:

- **Legal Pack** prepared by the Sellers Solicitors, Gabbittas Robins Solicitors, includes: title docs, searches, replies to standard enquiries, fixtures & fittings schedule.
- **Technical Pack** prepared by DP Architects, includes: planning consents, Listed building approvals, boiler & oil tank installation certificates, Aga & boiler maintenance receipts, electrical test report, EPC.
- **Structural Surveyors Report** prepared by The Cox Clifford Partnership, April 25.
- **Benefit** the Technical Pack and Structural Surveys reports are both written by the professional experts for the benefit of the Purchaser of Home Farm and the Purchaser’s Property Lender.

The Sellers Pack contains everything necessary for a potential purchaser’s solicitor to comprehensively assess and submit a detailed Offer for Home Farm.

Tenure

Freehold with vacant possession at completion.

Planning Permission

Planning permission is in place in perpetuity. For full details of the planning consents and Listed building consents are detailed within the Tech Pack (part of the Sellers Pack).

Services

Superfast Broadband, mains water, electricity, and drains are all connected to the property. A three-phase electrical supply is available for connection in the Big Barn. Oil fired central heating to the Farm House. Electric underfloor heating to the Home Barn and Office. Electric storage heaters to the Coach House.

Fixtures & Fittings

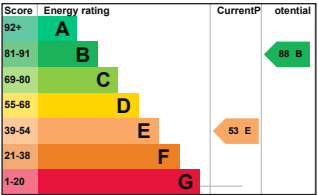
A full schedule of fixtures and fittings is available to view in the Sellers Pack. Carpets, curtains and light fittings are generally included. External Moroccan light covers, Orangery light fittings, two black light fittings in Home Office, sun dial/pedestal, and artworks are all excluded.

Local Authority

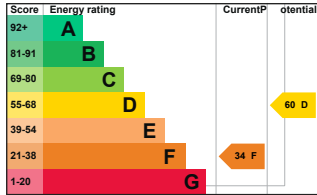
South Oxfordshire District Council. Council Tax Band: G – covers the whole property.

Energy Performance

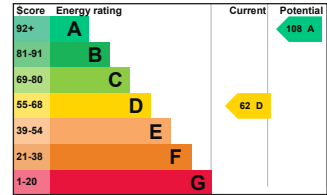
A copy of the full Energy Performance Certificate is available on request.



Farm House



Home Barn



Coach House





### Directions

Home Farm, Britwell Salome, Watlington, Ox49 5LH

#### From Henley-on-Thames

Take the A4130 signposted to Oxford. Shortly after leaving Henley, at the end of the Fairmile turn right on the B480 towards Stonor. Proceed through the villages of Lower and Middle Assendon, Stonor and Pishill. On reaching the T-junction take the right turn to Watlington and after a short distance turn left, signposted to Britwell Salome by the letter box.

Follow the lane downhill, facing spectacular panoramic views into the village of Britwell Salome. On entering the village take the first turn left and the entrance to Home Farm is the third property on the left opposite the Birtwell Salome Cricket Club.

#### From M40 J6

Exit Junction 6 of the M40 and continue 3 miles to Watlington. Leave Watlington on the B4009 towards Benson. Less than 2 miles after leaving Watlington, enter Britwell Salome and turn left at the Red Lion village pub and restaurant. Continue through the village and take the first turn on the right. The entrance to Home Farm will be found shortly on the left opposite the Birtwell Salome Cricket Club.

#### Via GPS

Post code OX49 5LH: will lead you to within 50 mts of Home Farm, then just follow the village lane and you'll find Home Farm opposite the Birtwell Salome Cricket Club.





Princes Risborough – Beaconsfield – Thame

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