

NEW PARK FARM

MURCOTT

New Park Farm

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Discover this enchanting 4-bedroom detached Victorian farmhouse set on approximately 4 acres in a peaceful village near Oxford and Bicester. Perfect for equestrian enthusiasts, the property features four stables, a carport with water and electricity, and direct access to a bridleway. Inside, period charm meets modern comfort with three spacious reception rooms—two with open fireplaces—and a fully equipped outdoor kitchen ideal for alfresco entertaining. Upstairs offers four double bedrooms and two bathrooms, all filled with natural light and scenic views. The beautifully maintained gardens include a charming moat, adding to the storybook appeal. Located just outside Murcott, the village is home to the Michelin-starred Nut Tree Inn and is surrounded by countryside walks, Bernwood Forest, Otmoor Bird Sanctuary, and more. With no onward chain, this idyllic rural retreat offers a rare lifestyle opportunity in a sought-after location.



4



3



2



Gardens and Paddock

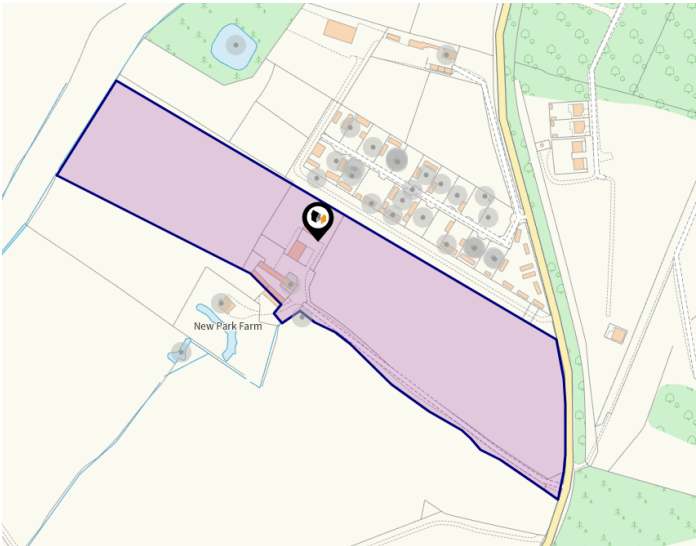
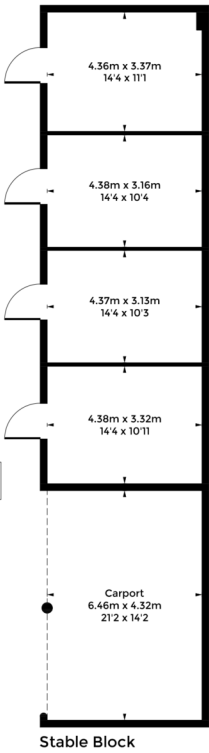
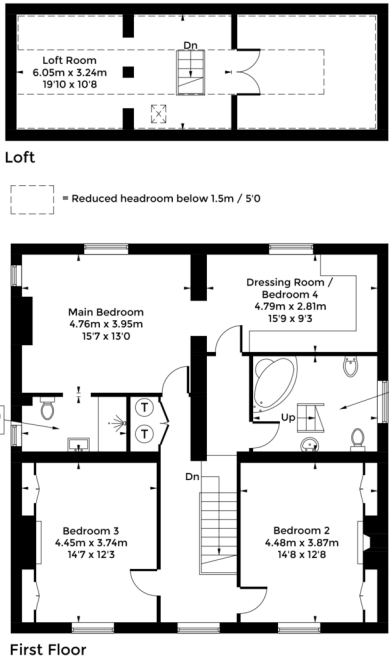
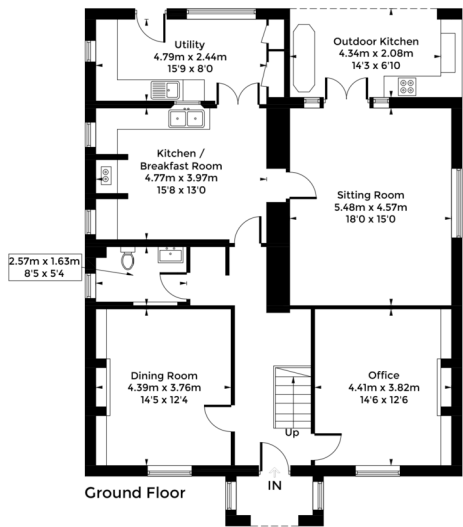
GUIDE PRICE

OIEO £1,250,000





Approximate Gross Internal Area = 217.7 sq m / 2343 sq ft
Loft = 33.0 sq m / 355 sq ft
Stable Block = 57.6 sq m / 620 sq ft
Total = 308.3 sq m / 3318 sq ft
(Excluding Carport / Outdoor Kitchen)



Council Tax:
Ask agent

Parking:
Carport and Driveway

Local Authority:
Cherwell District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

“LOCATION COMMENT

The property is located just outside Murcott which is situated approximately 8 miles west of Oxford and 5 miles South of Bicester. The renowned Nut Tree Michelin-star restaurant is located in the village. Nearby Oxford, Bicester and Thame, provides an extensive range of amenities.

Local Countryside amenities include Bernwood Forest, Otmoor Bird Sanctuary, Oxford Gun Club, Fisheries and a network of both footpaths and bridleways.



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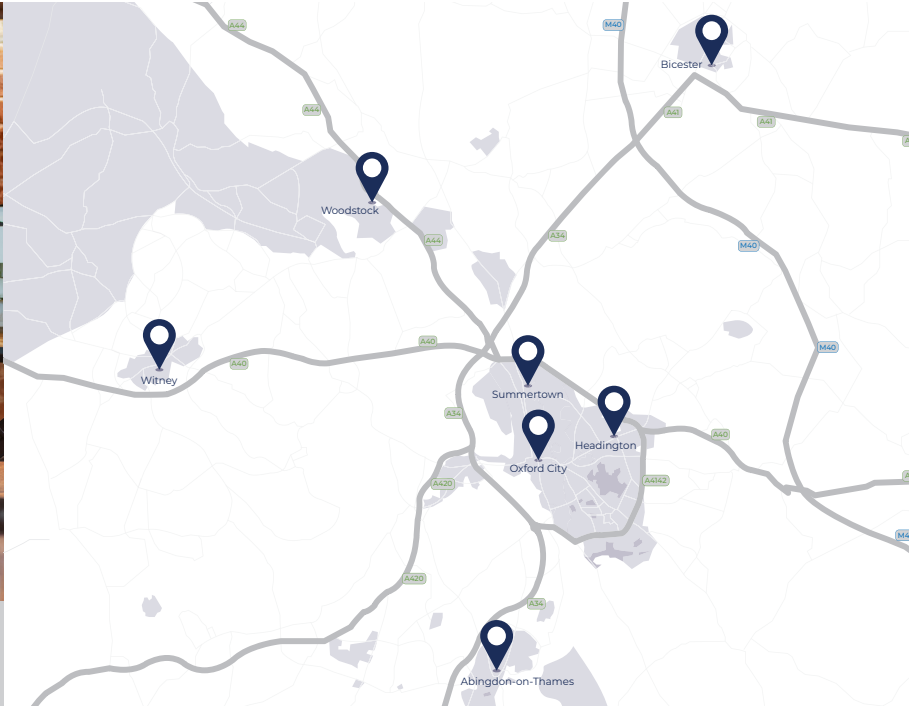
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