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Oxford Estate Agent

Snowswick Farm

A substantial Cotswold farmhouse with equestrian facilities, set in 16 acres



Snowswick Farm

INTRODUCTION

Snowswick Farm

SNOWSWICK LANE, BUSCOT, FARINGDON SN7 8DP

Welcome to Snowswick Farm: a home, a showpiece, and an equestrian property, together with 16 wonderful acres of land for children, horses, dogs and even parents to run amok!

Home is where the heart is – and does this home have a heart! This is truly a get-away-from-it all-and-bring-your-family-and-your-greatest-friends-with-you affair. Tennis? Check! Swimming? Check! Horses, countryside walks with the dogs, cozy long winter evenings in front of the fire, check, check and check!

Snowswick Farm offers a range of living rooms that, aside from the drawing room and kitchen, can be utilised as you see fit. At the moment the dining room is between the kitchen and the drawing room... logical. But there's another lovely room at the front and side of the house with a vaulted ceiling and beautiful views across the fields. Could this be the dining room... or a lovely snug? With tons of windows, loads of light, it would make a great space as an artist's studio or a gym... a pilates space – why not? You decide, obviously. And of course there should be a study... and there is! And a boot room... and a 'smart' loo for the guests... and another for when you've been out in the garden. These things are important.

The drawing room is a sizeable room of two halves – front and back, both with beautiful fireplaces. One end to sit and relax, the other to play billiards or the piano; certainly a fabulous space for a party.

Now to the kitchen: large enough of course to accommodate a decent sized dining table –

Continued...


5


4


3


10


Snowswick Farm




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ideally one of those stout wooden rustic farmhouse ones, and the all-important island where friends can – and definitely will – gather with a bottle or two while you produce something delicious from the double fronted Aga. Note, the tiled floor *does* have underfloor heating.

Then it's upstairs to the bedrooms – five in all, and three bathrooms – which all have wonderful rural views. The main bedroom is double aspect and has a dressing room between it and the rather splendid bathroom, complete with slipper bath and a rather lovely mural of Snowswick Farm from afar, to remind you where you are. Across the landing is a smaller bedroom, ideal as either a nursery or, as I heard it described rather charmingly, a 'snoring' room for husbands!

Two further double bedrooms share a bathroom and then at the far end of the house is a bedroom with bathroom en-suite and air conditioning, and access to a small back staircase. Great for guests who have a habit of sneaking back downstairs to the kitchen for a midnight snack!

There's plenty going on outside, as you might expect with a house like this. The fun stuff is at the rear, where we have a heated swimming pool (NB: a little refurbishment work needed here), complete with working plant room and changing room, a hard tennis court (refurbished in 2017), a very pleasant patio/party area, a small orchard (apples, pears, cherries & plums), a fruit cage and a small kitchen garden.



Set away from the house, the equestrian facilities comprise seven loose boxes, tack room, feed room, solarium and wash room, all set around a stable yard. There is a 30 x 40 m menage, electric horse walker and tractor barn. There is also an open barn with potential above for further accommodation.

The remainder of the 16 acres comprises five grazing fields and a small pond that doubles up as an overflow for the 'wet' cellar.

THE PROPERTY

Warm Cotswold charm suffuses each one of Snowswick Farm's honey-coloured stones






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About the House

GROUND FLOOR
Kitchen | Dining room | Sitting room | Garden room
Study | Two cloakrooms | Utility/boot room | Cellar

FIRST FLOOR
Principal suite with dressing room and ensuite
Four further bedrooms | Two further bathrooms

EQUESTRIAN FACILITIES
Stable yard | 7 loose boxes | Tack room | Ancillary buildings and barns | Menage (30 x 40m) | Electric horse walker | Solarium | Open barn with potential for studio unit above

OUTSIDE
Car port | Ample parking | Rear patio
Heated outdoor swimming pool | Changing room
Plant room | Tennis court | Kitchen garden | Fruit cage | Orchard | Septic tank

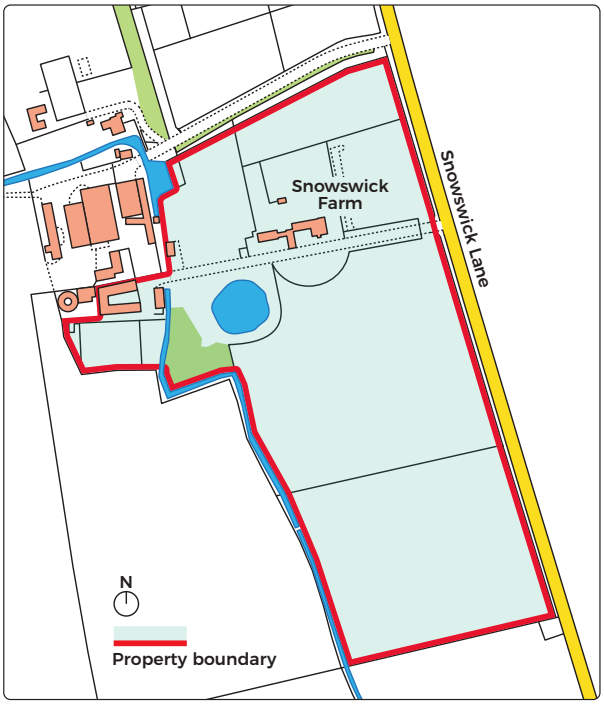
ADDITIONAL
Low pressure gas system | ADT alarm system | Sonos sound system throughout

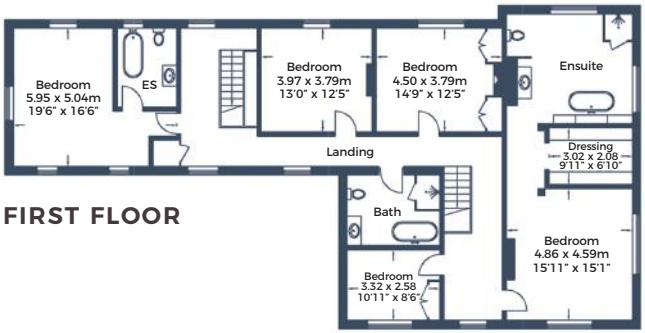
INTERNAL FLOOR AREA	4673 sq ft / 434 sq m
PLOT SIZE	16.13 acres / 6.53 hectares
SERVICES	Mains water, electricity, drainage. Mains gas is not connected
MAIN FUEL	**House:** Oil central heating / **Pool, cooking range & fireplaces:** Low pressure gas
EPC RATING	E
POSTCODE	SN7 8DP
CONSERVATION AREA	No
LOCAL AUTHORITY	Oxfordshire County Council / Vale of White Horse District Council
COUNCIL TAX BAND	H
BROADBAND SPEEDS (est)	Standard: 3 mbps; Ultrafast: 1000 mbps
MOBILE SIGNAL (indoors)	● EE ● Three ● O2 ● Vodafone
CABLE/SATELLITE TV	⊘ BT ⊘ Sky

THE PROPERTY

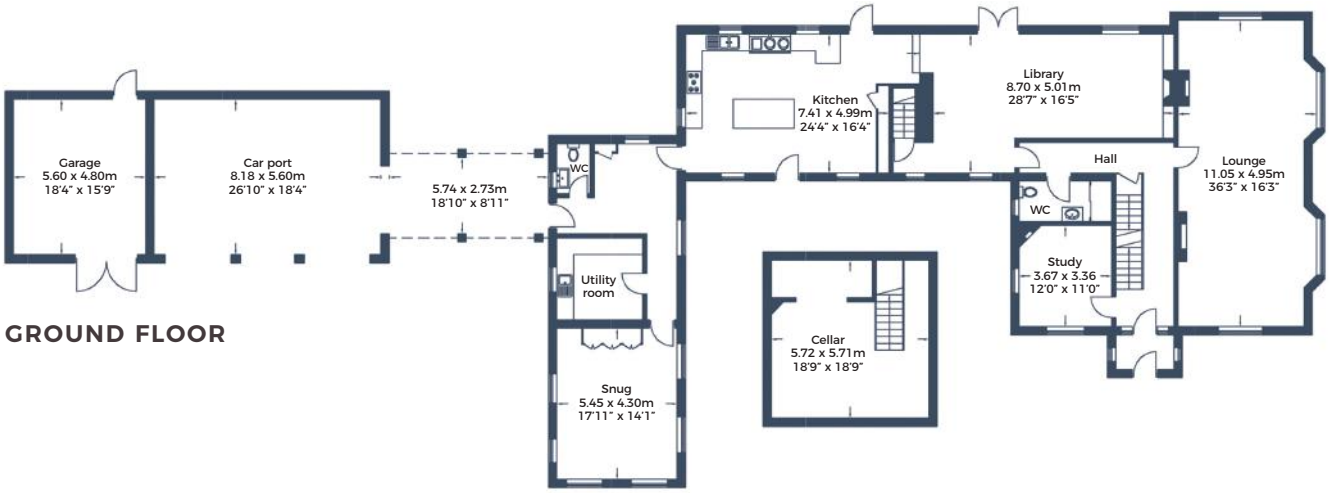
Plans

Main House





FIRST FLOOR

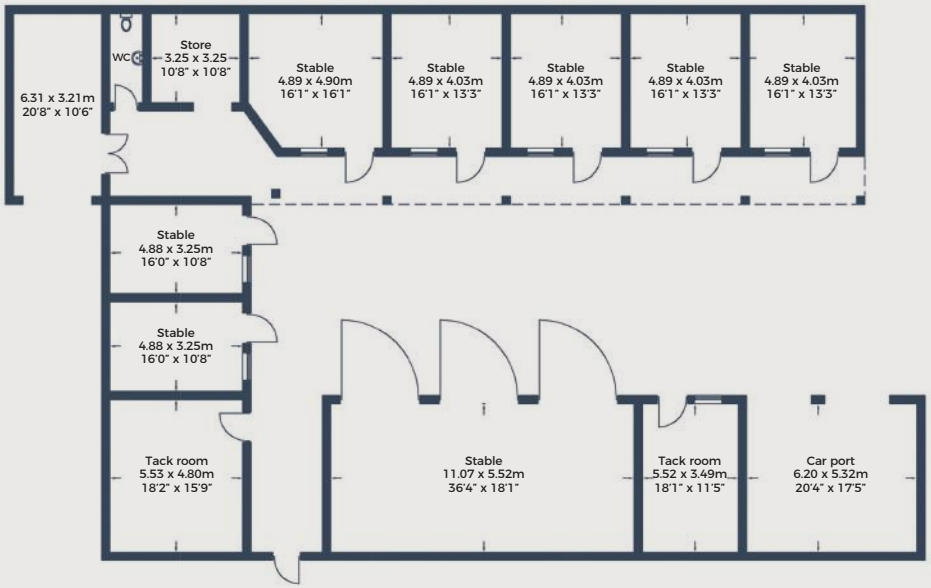


GROUND FLOOR

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections.

Equestrian & Ancillary Buildings

STABLE BLOCK



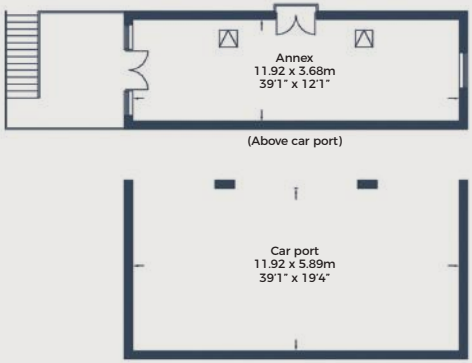
BARN



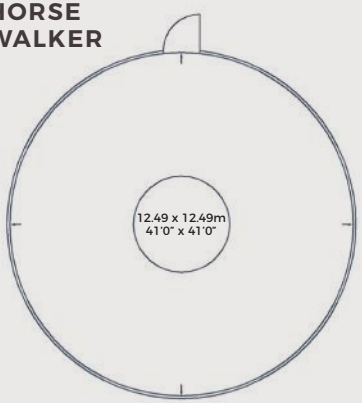
POOL HOUSE



CAR PORT



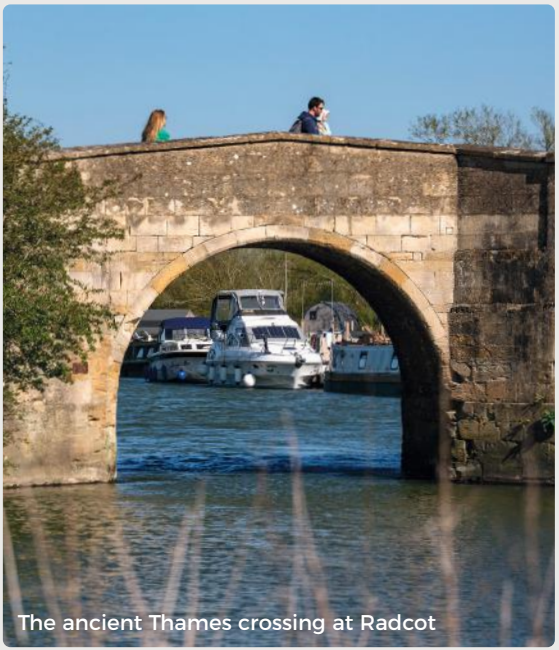
HORSE WALKER



Equestrian and ancillary buildings are not shown in their actual location or orientation relative to each other



Faringdon's charming Market Place



The ancient Thames crossing at Radcot



Kelmscott Manor, summer home of William Morris



Lechlade is popular with boaters

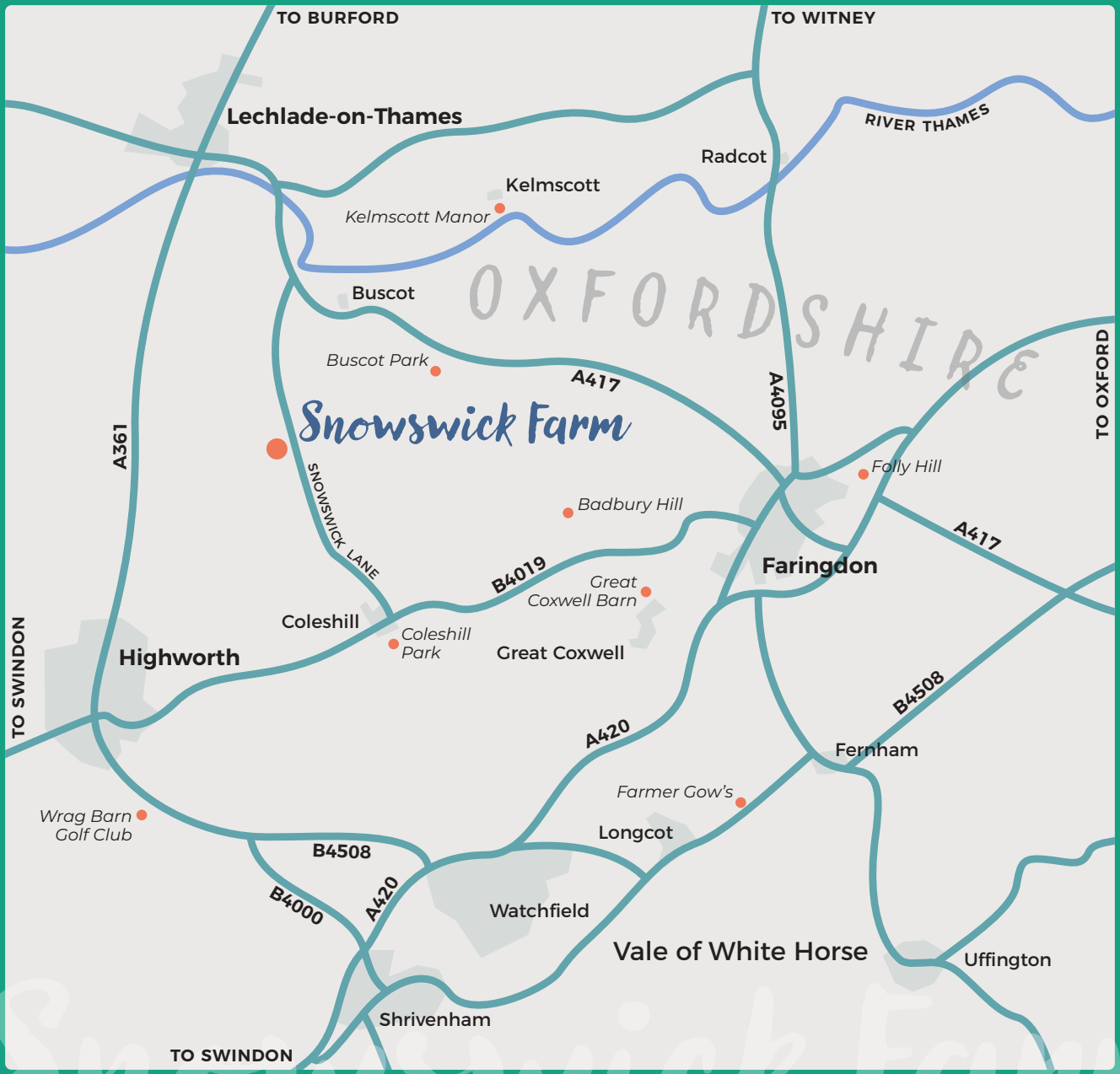
In the footsteps of William Morris

Snowswick Farm is a true gem, surrounded by truly glorious Oxfordshire countryside. In one direction you have the rolling uplands of the Cotswolds National Landscape; in the other, there is the lower-lying Vale of White Horse, with the Upper Thames between the two. The river winds its way through remote farmland, mostly keeping itself to itself, but cosying up to small communities like Lechlade and Kelmscott, where pioneering Arts & Crafts designer William Morris spent his summers.

The Thames has plenty of attractive pubs along its banks, which seem to beckon you in for a leisurely drink at sundown after a day on the Thames Path or mooring up – very civilised. Sailors of all persuasions will find plenty going on at the Cotswold Water Park, with other sailing clubs at Bowmoor Lake and Standlake, closer to Oxford.

This area is chock-full of history, from the ancient bridges over the Thames to glorious Badbury Hill – an Iron Age fort resplendent with bluebells in spring – and the world-famous White Horse at Uffington. All great for long walks with the dogs!

To everyday practicalities, Faringdon has a Waitrose (albeit the smallest “proper” one you’ll see), other supermarkets and some lovely independent shops. Nearby Burford, Fairford and Lechlade are all delightful towns with local facilities.



Snowswick Farm

Perfectly located for all you need

Snowswick Farm may be in a beautifully remote part of Oxfordshire, but it really isn't far from the places that count! It's well located for road and rail connections – and of course all that the wonderful Cotswolds have to offer.

Heading to Cheltenham? Be at the Festival in just under an hour. Heading to Bristol or London? The M4 is just 13 miles away. And if you prefer to travel by rail, trains from Swindon head to Bristol, Oxford and into London with reassuring regularity.

Lechlade-on-Thames	10 min / 3.5 miles	**Daylesford Organic**	42 min / 22 miles
Faringdon	12 min / 6 miles	**Soho Farmhouse**	52 min / 29 miles
Cirencester	30 min / 16 miles	**Blenheim Palace**	48 min / 29 miles
Cheltenham	55 min / 33 miles	**Cotswold Water Park**	26 min / 15 miles
Chipping Norton	42 min / 22.5 miles	**Swindon rail station**	28 min / 10.5 miles
Oxford city centre	55 min / 26.5 miles	**Bristol airport**	1 hr 30 min / 63 miles
Bristol city centre	1 hr 10 min / 54 miles	**Heathrow airport**	1 hr 28 min / 76 miles









MEET YOUR AGENT

About Matthew

I've been in the residential property selling business for over thirty years working for companies such as John D Wood, Jackson Stops, the developer Taylor Woodrow (now Taylor Wimpey) as well as smaller niche independent companies and in diverse locations including the West of England, Spain and Gibraltar, Prime Central London and now here in Oxford!

See my reviews online

Call me!

01865 499484
07849 041793

My wife and I recently moved to Oxford from Central London; she is headmistress of a local school, and I now work for myself providing a niche, bespoke service to a handful of clients in the property industry.

I am absolutely loving the whole Oxford vibe and living in the lovely Summertown area – by far one of the best locations, adjacent to Port Meadow, Sasha's (my Greyhound) second home.

When I'm not working from home or roaming the glorious Oxford countryside in search of new business, I can be found at my local rowing club (Falcon, if you're interested), or even on the south coast enjoying a spot of sailing.

All in all... it's a good life!



Interested?

Call or email me for more details

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Snowswick Farm

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