



Larkhill Farm  
Larkhill | Wantage | Oxfordshire | OX12 8PJ

FINE & COUNTRY

# LARKHILL FARM

*“When people move to this area they generally stay for a long, long time and I’d say that’s because it’s one of those places that offers the best of both worlds. Our immediate surroundings are breathtakingly beautiful and an absolute paradise for walking, riding and cycling, and it’s so incredibly peaceful here. It actually feels very remote, despite the fact we’re just a stone’s throw from a bustling town.”*



# ACCOMMODATION

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A magnificent location with panoramic views of the Oxfordshire countryside. Detached family home, large detached barn and stables and a double garage with self-contained annexe. 2.1 acres of grounds, including two paddocks, each 0.33 acres, a woodchip turnout pen, all-weather 20 x 40 arena, horse walker and road-free access to riding and walking on the Ridgeway.

A spacious family home c3262 sq. ft in a truly stunning location with panoramic views. There is a detached barn 2565 sq. ft, and a detached double garage with self-contained apartment.

Properties like this are rarely available in such a sublime location. Bookings are essential through sole agents.





# SELLER INSIGHT

“Beautifully positioned on the rural fringes of Wantage is Larkhill Farm, a lovely family home that also boasts just over two acres of land, superb equestrian and business facilities, and the most breathtaking countryside views. “I grew up in Wantage, and I actually visited the site of Larkhill Farm on numerous occasions when I was very young as it’s where I attended riding camps,” says Alison. “Fast forward a good few years, and soon after my husband and I got married we decided we’d like to move back to the area. My mother happened to be walking her dog one day when she noticed the property was coming up for auction. It’s fair to say that it was in a terrible state, but the position is to die for, and we could see it had an absolute wealth of potential, so we took the leap and it was one of the best decisions we’ve ever made.”

“The old bungalow that once stood on the land was almost completely derelict, so we took it down and over a period of around fourteen months built a beautiful new home. We added the equestrian facilities and landscaped the gardens to suit our family’s needs, and it’s also a place where we’ve been able to grow a really thriving business. We began by running a rather small operation from the house, we then expanded and so extended above and behind the garage to create offices for six people, but we soon outgrew that space and so converted the barn to accommodate our team of twenty. I’d say that’s the USP of this place; the property as a whole is so flexible in terms of use. As well as the business premises and the equestrian facilities, the offices above the garage have been transformed into luxurious self-contained accommodation that can be rented out or used for multi-generational living, and of course it’s also been a really wonderful family home.”

“One of the reasons we fell in love with the property was the fact that the setting is so unbelievably beautiful. We’re in this wonderfully elevated position so the views are absolutely incredible; when we’re outside looking across the glorious surrounding countryside it’s almost impossible to believe that it’s only a twenty-minute walk into the centre of town. It’s also been an idyllic place for our children. Our daughter started riding when she was two – mainly because it was easier to pop her on a horse rather than navigate the Ridgeway using a pram – and she’s now a member of the GB youth eventing squad, all from horses kept and trained at home. It’s a place that has afforded us all a really superb lifestyle and an exceptional quality of life.”

“The snug, which has a wood burner, is a cosy space that we like to retreat to. It leads directly off the kitchen, which is a wonderfully sociable part of the house and a great place for a party. I’d say those rooms combined are the real hub of our home.”

“This is a fantastic place to raise a family, not only because we have access to both town and countryside, but also because there are some superb schools nearby. We’re in the catchment area for Charlton Primary, which is highly sought after, and also both The Hendreds C of E Primary School and St Amand Catholic Primary School. Various school buses pick up at the bottom of the hill.”

“It’s the flexibility of the property as a whole that I think we’ll miss most; we’ve been able to do everything we’ve wanted here,” says Alison. “I’ll also miss the sheer beauty of our surroundings; it’s a little slice of paradise.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









### Ground floor main house

The entrance hall leads us into the main central focal point of the home, the grand inner dining hall with wooden flooring and vaulted timber ceilings, with a galleried landing and staircase. This is a special entertaining room to share with friends and family. From the dining room we can access a light and spacious conservatory with double doors leading to a large patio area for al fresco barbecue and dining in the mature gardens.

A door from the hall gives access to the spacious country kitchen, breakfast and family room with bespoke wall and floor cabinets complemented by granite work surfaces and travertine flooring. An extremely useful walk-in larder room offers a vast amount of storage. The appliances include a beautiful blue electric Aga, integrated Bosch double ovens and warming drawer, dishwasher and American style fridge & freezer.

This split-level room expands into a family area with a floor to ceiling window providing wonderful southerly views across open countryside towards the ancient Ridgeway. This room benefits from a cosy feel with a log burning stove for those winter evenings.

The butler's pantry is particularly spacious and versatile, with base and wall units, double sinks and work surfaces. There is plumbing for a washing machine, space for further appliances as well as coats, boots and dogs. A door leads to a cloakroom and an external door leads towards the double garage/annexe.

At the opposite end of the house, accessed through the grand inner dining hall, the formal sitting room has an attractive inglenook brick fireplace and oak mantle. Again, the clever use of floor to ceiling glass windows allows for the exceptional views to be fully appreciated. A door leads directly to a garden room with travertine flooring overlooking the well-manicured south westerly gardens with double doors leading out to the patio and lawns, mature orchard and paddock beyond.

An old oak door leads from the living room to a ground floor double bedroom and there is an adjacent modern shower/bathroom serving this bedroom.

### First Floor main house

The staircase from the inner grand hall leads to a galleried landing. Upon turning right at the top of the stairs you will enter an exceptionally spacious and unique principal bedroom suite with spectacular uninterrupted views across open countryside. There is an abundance of storage with thoughtful use of space for wardrobes and cupboards. The vaulted ceilings give this room a very special feel with a further raised area that can be used as a dressing room, morning room or nursery, affording jaw dropping views to the south east. The double aspect of this room offers further far-reaching views across arable farmlands to the nearby pretty hamlet of Lockinge. The luxuriously spacious ensuite has a raised double-ended bath with built-in TV and a separate shower cubicle with attractive stone lighting feature. There is a vanity unit with twin basins, WC, a heated towel rail and airing cupboard.

There are two further generous dual-aspect double bedrooms on the first floor, one with built-in wardrobes and desk. Both are served by a further modern shower room with wc, basin and heated towel rail.

The upstairs bedrooms and bathrooms benefit from solid block and beam floors. The house has NuHeat underfloor heating throughout.







### Detached Barn ground floor

This barn has great potential for a multitude of uses. It is currently being used as office space with the potential to use it for commercial, domestic ancillary or residential use.

The courtyard entrance into the barn leads to an entrance hall. There are two separate WCs from the hall and stairs leading to the first floor. To the left is a small office, a chiller room and an "L" shaped commercial kitchen with double sinks, worktops and units, commercial extractor, three phase electricity and commercial flooring. There are sliding patio doors leading through a gate to a parking area.

A door to the right of the stairs leads to a large open plan office with a small separate boiler room. Two doors from this room give access to an additional office.

Patio doors lead to a very spacious parking area to the rear of the barn with a raised fruit and vegetable garden along the south side of the building.

### The first floor

The first floor is primarily split into two very large rooms, both with incredible views across the Oxfordshire countryside. One is used as a meeting room and has a small kitchen area with kitchen units, sink, fridge and plumbing for a dishwasher. The other is subdivided with a glass panelled studio for recording podcasts and an office with a balcony to the rear.

The lower floor has underfloor heating throughout, phone and broadband connections and electrical trunking.







#### **Detached double garage and annexe**

The double garage has two up and over doors, light and power. One is full length and the other has been shortened inside to accommodate the annexe.

The access to the self-contained apartment is from a small walled patio to the side of the garage. The entrance hall has a small cloakroom and steps down to a large open plan living and kitchen room with a large shower room, giving the option for an additional en suite double bedroom. The first floor has a double bedroom with a modern shower room with steps up to an open plan double bedroom, study or living room giving the option for an additional en suite double bedroom.



### Outside main house gardens

There are several areas of garden surrounding the main house. A large patio area to the rear of the property overlooks the mature gardens and lawn with horse chestnut and pine trees to the boundary. Fruit trees, mature hedging, shrubs and open post and rail fencing maintains the open views beyond. There is a thatched teak, round raised gazebo with lighting and heating. A further smaller patio leads from the garden room on the western side of the property.

### Equestrian facilities

The barn is constructed in a "U" shape creating a grass courtyard with stables on two sides. The stables are of solid construction, with flexible partitions and sealed rubber matting in four of the stables and full height walls in two. There is a concrete apron and overhang to the front of the stables with water and electricity. In addition, there is a partially open sided small barn facing into the courtyard providing a covered games room or hay and feed storage.

The 20x40m all-weather arena has a frost-free silica sand and rubber surface, riding mirrors and floodlights. There is a woodchip turnout pen to one side and a small field shelter beside a 4 horse Claydon horse-walker. The rear paddock has mains water and electricity and a post and rail fence. There is an additional paddock immediately adjacent to the stables.







## LOCATION

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Wantage is a beautiful traditional market town with a central market square with the old church spires of St Peters and St Pauls overlooking the statue of one of the most famous former residents, the Anglo-Saxon King Alfred "The Great".

It lies within the Vale of the White Horse, just below the ancient Ridgeway path, providing opportunities for country walks, mountain biking and hiking.

Wantage has excellent amenities with Waitrose, Sainsburys, WH Smith, and other national brands, as well as thriving independent shops. The surrounding villages are known for their excellent gastro-pubs; The Eyston Arms in Hendred, The Boar's Head in Abington, The Greyhound in Letcombe Regis and The Star in Sparsholt are all within 10 minutes of the house. The Bear Hotel offers accommodation and good food, and the Beacon Centre provides regular arts, comedy and drama events. The popular Betjeman annual book festival is a well-supported local annual event, celebrating the former famous resident of the town, Sir John Betjeman.

The main sports centre has a swimming pool, squash courts, gym and sports hall and there is a lovely public manor park with a band stand, children's play area, water features, bowling club and the new impressive tennis club with four floodlight courts.

The house falls within the catchment area for the popular Charlton Primary School, part of the Vale Academy Trust, as well as the Hendred village schools. The school bus stop at the bottom of Larkhill serves the local schools as well as The Downs School in Compton, Cokethorpe, Headington School, Abingdon School, St Helen and St Katharine and many others. Wantage offers easy access to the motorway networks in all directions, via A34 to the M4 and M40. Frequent trains to Paddington station from Didcot Parkway, 17 minutes' drive from Wantage, allows a door-to-door commute in under an hour.

Oxford is 15.6 miles with a train and bus station. It offers excellent shopping, theatres, museums, historic buildings and of course punting on the River Thames.



**Nearest stations are**

Oxford Station 26 min (15.2 mi) via A338 and A420  
Then 65 minutes to London Paddington or Marylebone by train.

Didcot Parkway 17 min (9.2 mi) via Reading Rd/A417 and A4130  
Then 37 minutes to London Paddington by fast train.

There is a bus stop at the bottom of Larkhill, serviced by the main bus services and school buses.

Distances to		
Oxford by road	15.6miles	26 mins via A34
Reading by road	32.4 miles	44 mins via A34 & M4
Swindon by road	21.0 miles	35 mins via A417, A420
London by road	69.4 miles	1 h 38 mins via M4

Heathrow Airport is	54.7 miles	1 hr 06 mins via M4
Birmingham Airport is	77.9 miles	1 hr 23 mins via A34 & M40

**Oxfordshire state primary schools**

Charlton Primary School  
[charltonprimary.com/](http://charltonprimary.com/)

Wantage C of E School  
[www.wantagece.org/](http://www.wantagece.org/)

St Amand Catholic Primary School  
[www.st-amands.oxon.sch.uk](http://www.st-amands.oxon.sch.uk)

The Hendred Primary School  
[www.hendreds.oxon.sch.uk/a/27536076-27662455](http://www.hendreds.oxon.sch.uk/a/27536076-27662455)

**Oxfordshire's independent junior schools**

Cothill  
The Manor Preparatory School, Abingdon  
Cokethorpe  
Chandlings Manor  
Abingdon Preparatory School  
St Hugh's School

**Oxfordshire state secondary schools**

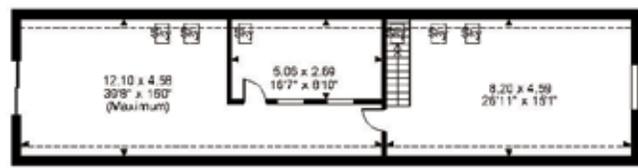
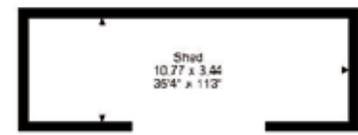
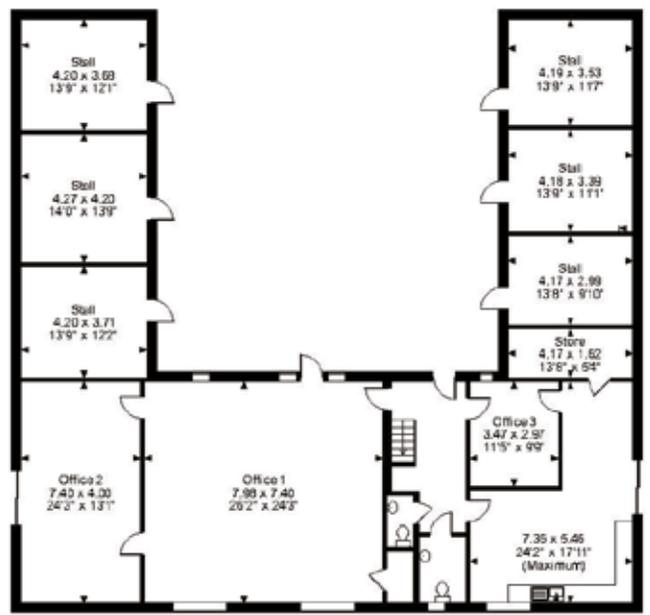
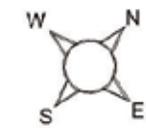
King Alfreds Academy  
Faringdon Community College  
Europa School UK Culham multilingual school  
UTC Oxfordshire

**Oxfordshire's independent senior schools**

Abingdon Boys School  
St Helen & St Katherine  
Our Lady's Convent  
Radley College  
St Edwards  
Magdalen College School  
Headington School  
Oxford High School

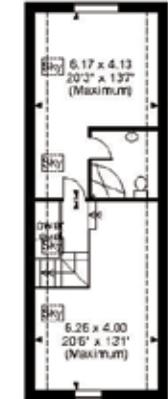
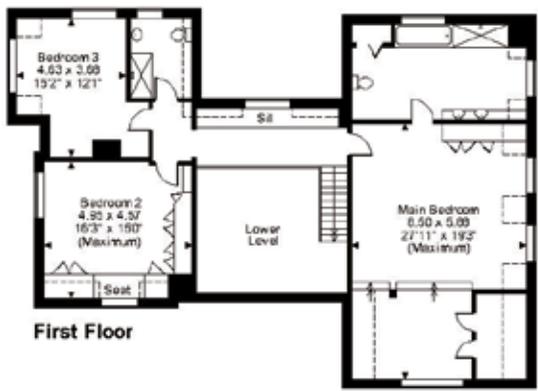
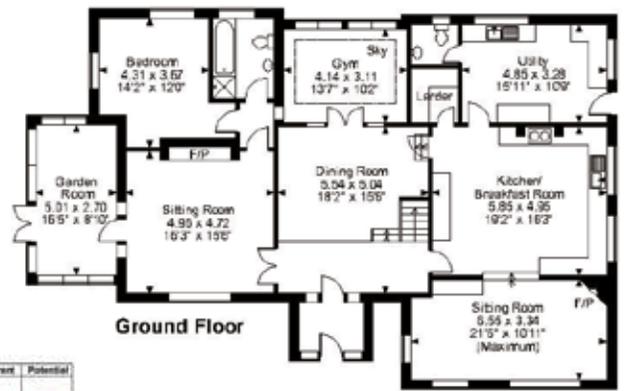


**Larkhill Farm Larkhill, Wantage**  
**Approximate Gross Internal Area**  
**Main House = 3262 Sq Ft/303 Sq M**  
**Garage = 312 Sq Ft/29 Sq M**  
**Office = 2565 Sq Ft/238 Sq M**  
**Annexe = 905 Sq Ft/84 Sq M**  
**Shed = 399 Sq Ft/37 Sq M**  
**Stables = 998 Sq Ft/93 Sq M**



**Office/Stables**

**Floor Above Office/Stables**

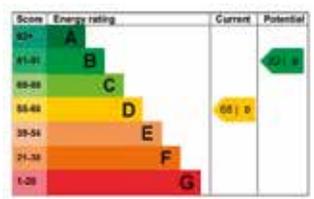


**Ground Floor**

**First Floor**

**Annexe Ground Floor**

**Annexe First Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



## DAMION MERRY

PARTNER AGENT

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Damion has spent the last 20 years in the luxury market all over the world, for 8 years Damion was involved with the most luxurious properties all over California. After returning to Oxford he became the author of Oxford's Finest and partnered with Fine & Country to bring a weekly property blog of everything and content of everything five star within Oxfordshire. He focuses on not just the home, but the lifestyle and the surrounding areas to match clients with properties to suit them perfectly both now and in the future.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



## DAMION MERRY

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