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TOWN & COUNTRY

Beech Cottage Compton Beauchamp, Oxfordshire, SN6 8NW  
**Guide price £1,595,000**





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Located in the rural hamlet of Compton Beauchamp, Oxfordshire, this exquisite, detached, individually designed farmhouse-style property offers a perfect blend of modern luxury and traditional elegance. Spanning an impressive 3,554 square feet, the property boasts three receptions, four spacious bedrooms, four well-appointed bathrooms plus an over-garage Coach House style studio, making it an ideal family home.

Constructed in 2024 with a 'Fabric First' philosophy, this home represents a feat of modern engineering. The structure features a high-performance Kingspan timber frame, wrapped in a thermal mass blockwork and render skin with feature barn-style cladding, unified by a 1m high hand-made brick plinth. The roof is a superb example of traditional craftsmanship, clad with hand-finished clay tiles, whilst the morning/sun room offers a striking traditional green oak frame with vaulted ceiling. This superior, draft-free, highly air-tight envelope delivers remarkable efficiency: while properties of this scale typically emit 8-15 tonnes of CO2 annually, this residence is estimated to produce just 2.9 tonnes! The total energy bill for 2025 was just £1,070 - outperforming the EPC estimate by nearly 35%. The result is a future-proofed luxury lifestyle that maintains exceptional comfort with minimal energy input.

Internally, tumbled Dijon limestone natural flooring enhances the principal ground-floor areas, providing a cooling effect in the summer and a warm, inviting atmosphere in the winter when the underfloor heating comes into its own. A full oak-framed, glazed family room extension allows natural light to flood the interior, seamlessly connecting the indoors with the picturesque surroundings. Upstairs, the vaulted ceilings in all bedrooms and bathrooms add a sense of grandeur and space. With eight years remaining on a transferable Stroma structural warranty, this residence is not just a house; it's a sanctuary of comfort and sophistication.

## Description

Comprising: Storm porch, entrance hallway, living room, dining room, family room, kitchen/diner, utility, cloakroom, and plant room. The first floor offers four double bedrooms, three en-suites, and a four-piece family bathroom. Outside features a double garage with a Coach House studio above, including its own independent shower room and kitchenette preparation area.

**The Ground Floor:** The Cat-slide oak porch provides a practical and aesthetic transition into the home, leading into a light-filled entrance hallway with views extending through to the rear garden and open fields beyond. To the rear sits the double-height, oak-framed family room, acting as a stunning architectural focal point overlooking the gardens. The kitchen/diner is dual-aspect, featuring French doors for seamless garden access and boasts a hand-crafted Shaker kitchen from The Shaker Kitchen Company, which is sure to delight any culinary enthusiast. This leads to a utility room with matching cabinetry and space for a washing machine and tumble dryer, which in turn serves the cloakroom (featuring an oak vanity and counter-top sink) and the dedicated technical plant room. The formal dining room is positioned off the hallway with views over the front gardens, while double doors open into the dual-aspect living room with further French doors to the rear terrace. Forming the heart of the home is a stunning hand-made brick Inglenook fireplace, complimented with a traditional log burner, perfect for cosy evenings.

**The First Floor:** The galleried landing offers a versatile study area. The principal bedroom suite overlooks the front garden and includes a walk-through dressing area with built-in wardrobes leading to a double-shower en-suite. Three further double bedrooms follow; two enjoy their own en-suites, while the fourth is served by a generous four-piece family bathroom. Vaulted ceilings throughout the first floor enhance the sense of space and light in every room.

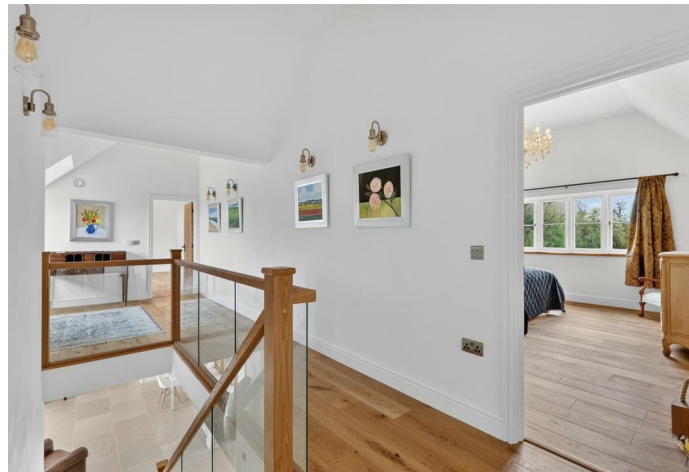
**Outside & Outbuildings:** Beyond the five-bar gates and gravel driveway, the double garage and Coach House represent a masterclass in independent, efficient living. The garage is highly insulated using an airtight membrane and Kingspan rigid insulation, featuring CarTeck remote-controlled, insulated doors. With fully plastered and decorated walls and dust-sealed floors, it offers the car enthusiast a premium, climate-controlled workspace in all seasons.

The Coach House studio above is entered via a private entrance hallway with plumbing preparation for a kitchen area. Having served as a comfortable residence for the owners during the final stages of construction, this space is a proven "warm build" that maintains exceptional thermal stability. An oak staircase leads to the 27' contemporary studio—a light, airy, and versatile space ideal for a luxury home office, gym, or guest annexe. Built to the same exacting standards as the main residence, it features its own electrical consumer unit and an instantaneous hot water system to ensure zero heat loss from long pipe runs.

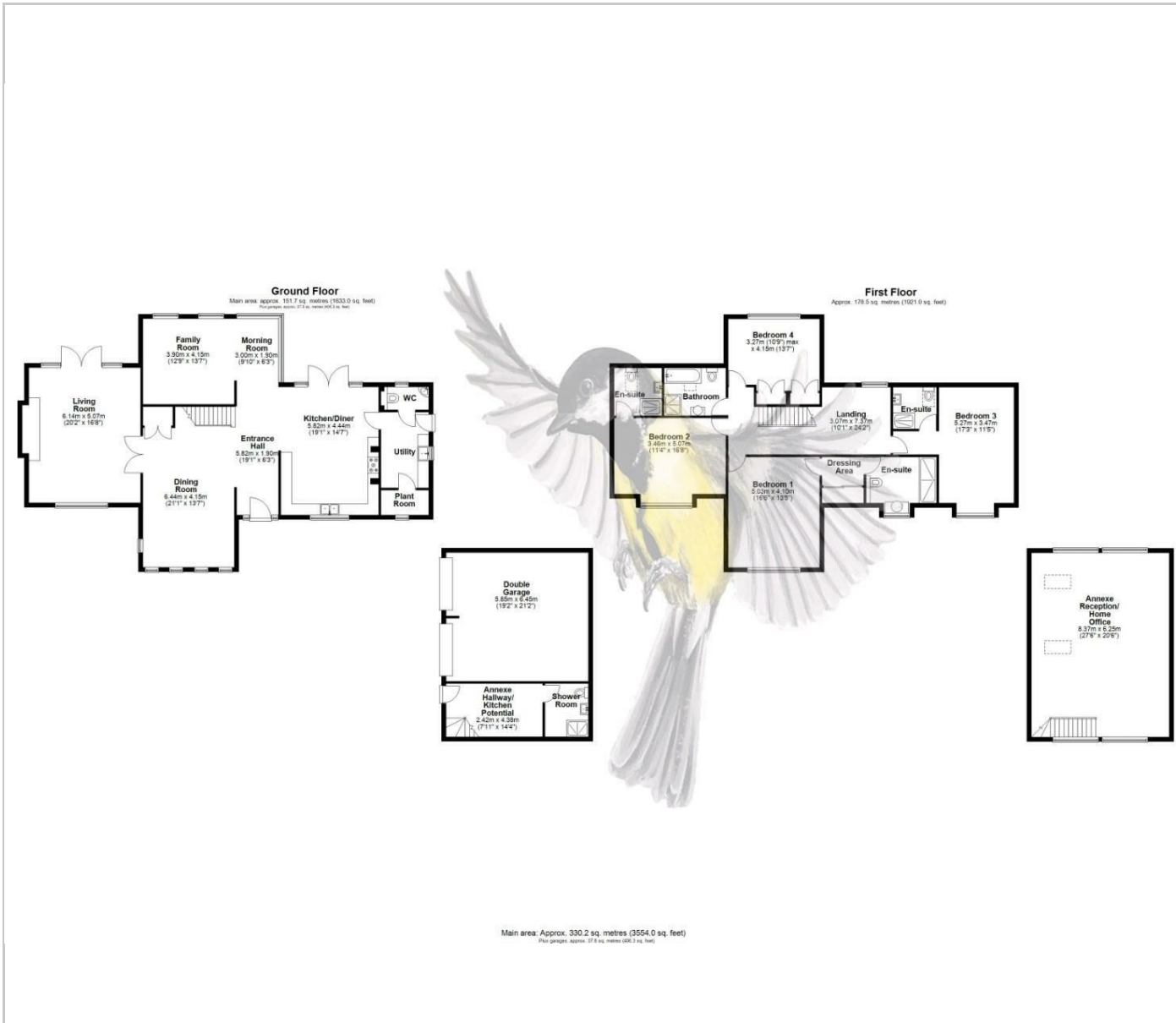
**Services:** Mains water and electricity; private sewage provided by a GRAF-compliant treatment plant. The home features Ventaxia whole-house mechanical ventilation with heat recovery (MVHR) and an air-source heat pump. The property is equipped with Ultrafast Fibre-to-the-Premises (FTTP), providing symmetrical gigabit speeds, and is Cat 6 hardwired to every room—perfect for high-demand remote working and 4K streaming.

## Situation

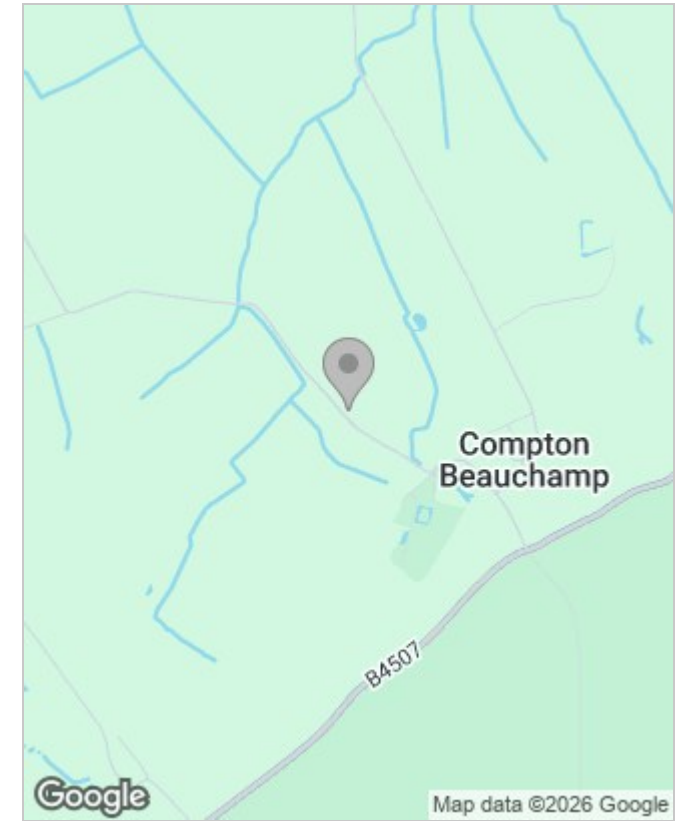
**Location & Connectivity:** Compton Beauchamp sits in the foothills of the famous Ridgeway area of outstanding natural beauty, surrounded by open countryside, and is ideally located for outdoor pursuits. Nearby Uffington (3 miles) has a convenience shop along with The Fox and Hounds pub, known for its fantastic views of the Uffington White Horse. Uffington also benefits from its own primary school, with Faringdon community college being the area's secondary school. Pinewood private school is also located 5 miles away. Nearby Ashbury (2.3 miles) also offers a further primary school, The Rose and Crown pub, a village shop/cafe, church and hall. Shrivenham (3.3 miles) provides a high street with a full range of amenities catering for most needs, Faringdon market town (8 miles) provides three supermarkets and most other amenities required with Swindon (10 miles) providing a hospital and all other amenities. The area has great transport links: the A420 is 4 miles linking to Oxford, the M4 motorway access is 8.5 miles from the property, and the A419 links to the M5 Motorway. Swindon Station is approximately 10 miles away and offers trains to central London, Bath, Bristol and the West Country on a regular timetable.



# Floor Plans



# Area Map



# Energy Performance Graph

