

# LEW HOUSE

— ESTATE —



BAMPTON | OXFORDSHIRE



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*Witney 3.5 miles • Burford 7.5 miles • Oxford 16 miles • London 70 miles  
(Distances approximate).*

Reception Hall • Drawing Room • Dining Room • Sitting Room • Kitchen and Breakfast Room  
Utility Room • Domestic Offices.

Master Bedroom Suite • 7 further Bedrooms and 3 Bathrooms • Extensive second floor Attic Rooms  
4 Bedroom Annexe with Office, Sitting Room and Kitchen.

Tree lined Drive • Beautiful formal Gardens and expansive Lawns • Walled Garden • Swimming Pool  
Stunning period Stable Block with Stabling and Garaging • 2 Cottages  
Barn with residential potential • Range of Farm Buildings.

5 Bedroom Secondary House 'Morgans Farm' • Period Barn with planning permission for conversion.

Parkland, Pasture, Arable and Woodland.

**In all about 454.48 acres.**

For sale as a whole or in 11 lots.

Hexall Twiddy  
Chartered Surveyors



**Viewing by appointment only.**

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

# OXFORDSHIRE

Lew House is situated in a sought after part of Oxfordshire in an attractive hamlet with an ancient buttercross said to mark the original market for the county. Witney, Lechlade, Bampton and Burford are within easy reach with every day amenities. The highly regarded St Hugh's and Pinewood Preparatory Schools are within an easy drive along with several local private schools including Hatherop Castle, St Helen & St Katherine's, Cokethorpe, Abingdon and the well-reputed schools in Oxford and Cheltenham.

Witney town centre is just 3.5 miles away and has a multi-screen cinema, Waitrose, Sainsburys, Marks and Spencer, Debenhams and many more individual shops and The Windrush Leisure Centre. Burford Golf Club is also within close proximity. Communications are excellent with railway stations in Oxford, Charlbury, Didcot or Swindon providing services to London Paddington. By road there is easy access to the A40 and A420 from which there is immediate access to the M40 at Oxford or M4 at Swindon.





## HISTORICAL NOTE

Grade II listed Lew House is a striking country house and whilst in need of modernisation retains many of its period features and is a wonderful family home. The original parts of the house date as far back as 1680 with later additions in 1786 and 1909.

Lew House has been lived in by the Radclyffe family since the 1930's. Charles Radclyffe, a distinguished soldier bred and prepared race horses on the estate for many years with some notable successes

including Corbiere winning The Grand National; The Dickler - The Gold Cup; Morley Street - The Champion Hurdle twice and Bampton Castle - The American Breeders Cup to name a few.

He also had the privilege of looking after Queen Elizabeth, The Queen Mother's young horses for many years and she would make an annual visit to Lew for lunch and to see her horses. On one occasion she bought her daughter, the now Queen.

# LOT 1

## LEW HOUSE (91.31 ACRES)

Approached down a wide drive flanked by an avenue of chestnuts, you arrive to a gravelled parking area on the north-west side of the house. The house is entered through an impressive front door into the spacious reception hall.



The ground floor has the well-proportioned drawing room, dining room and sitting room all with lovely views across the formal

gardens to the parkland beyond. In addition is the kitchen/breakfast room with utility room, larder and pantry beyond.









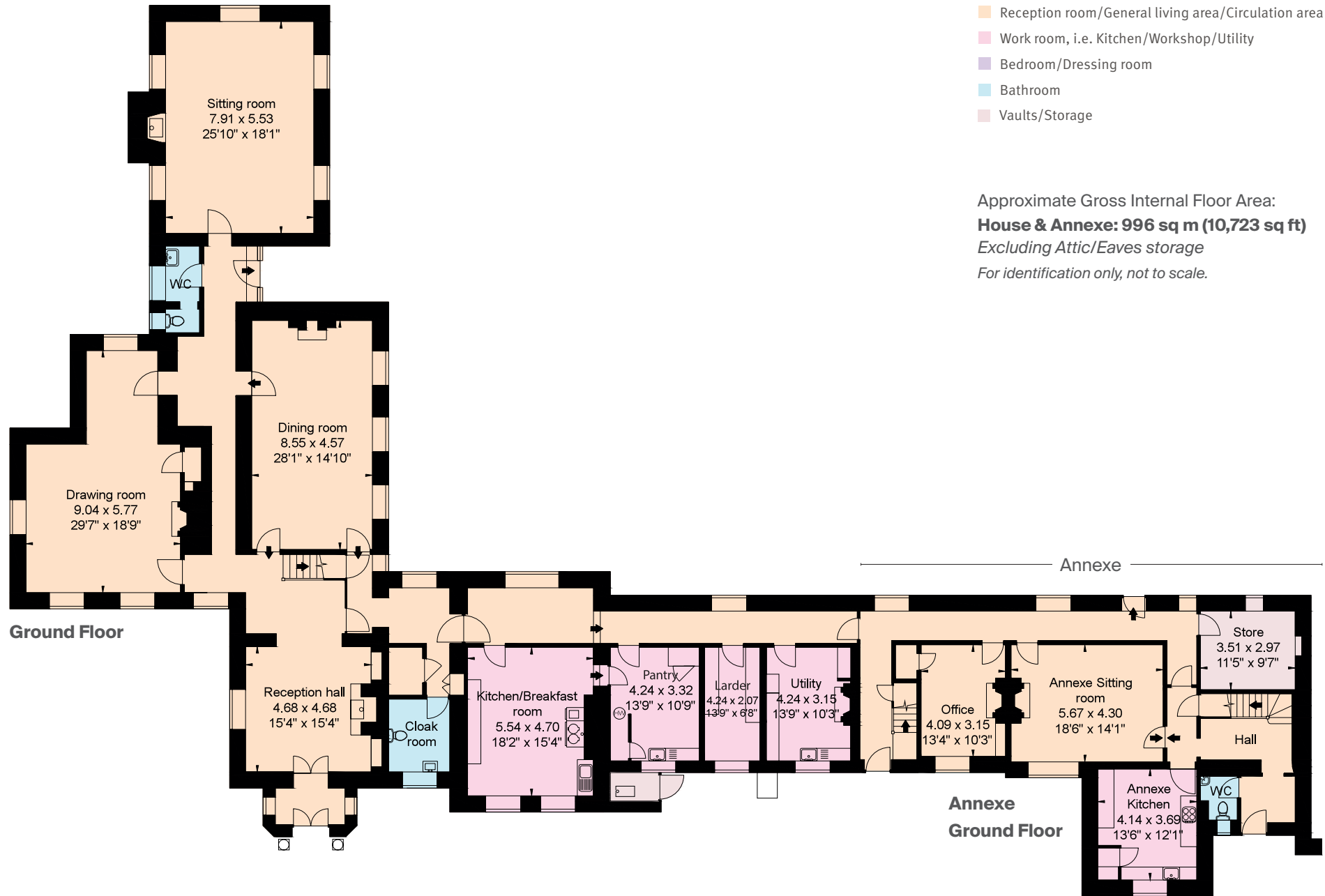
On the first floor, the master bedroom, with views over the park, has a large bathroom adjacent. There are 7 further bedrooms, 2 further bathrooms and WC

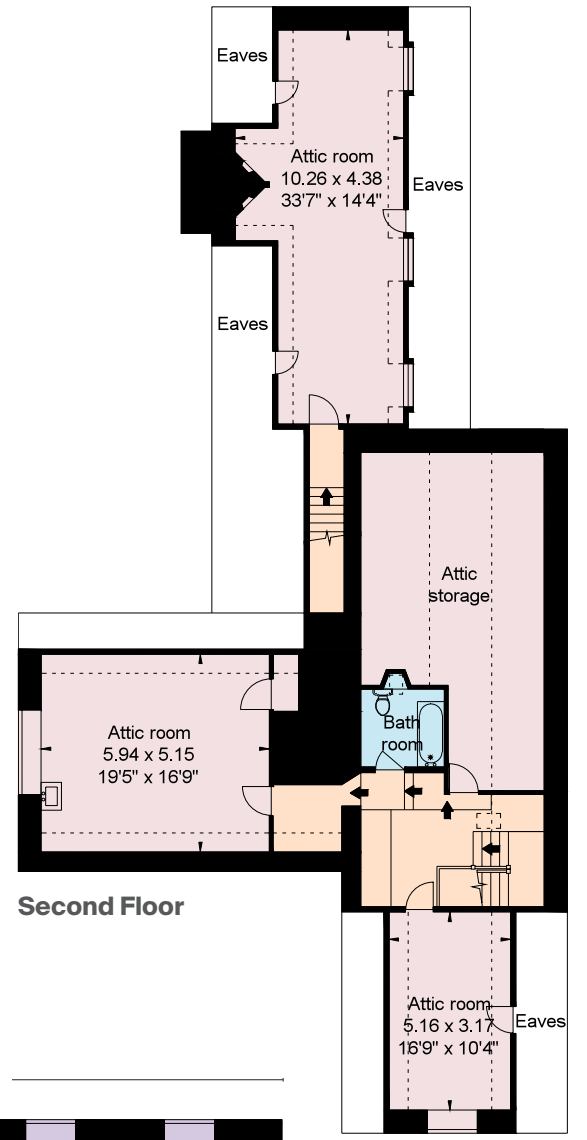
The second floor has a further bathroom and extensive attic rooms.

At the south west end of the house is a separate but linked annexe with office, sitting room, kitchen and WC along with 4 bedrooms and a bathroom on the first floor. This is a flexible area for either family, guests or staff.



# LEW HOUSE









The formal gardens wrap round the house on all sides with beautiful formal lawns enclosed by walls with rose beds and a pond

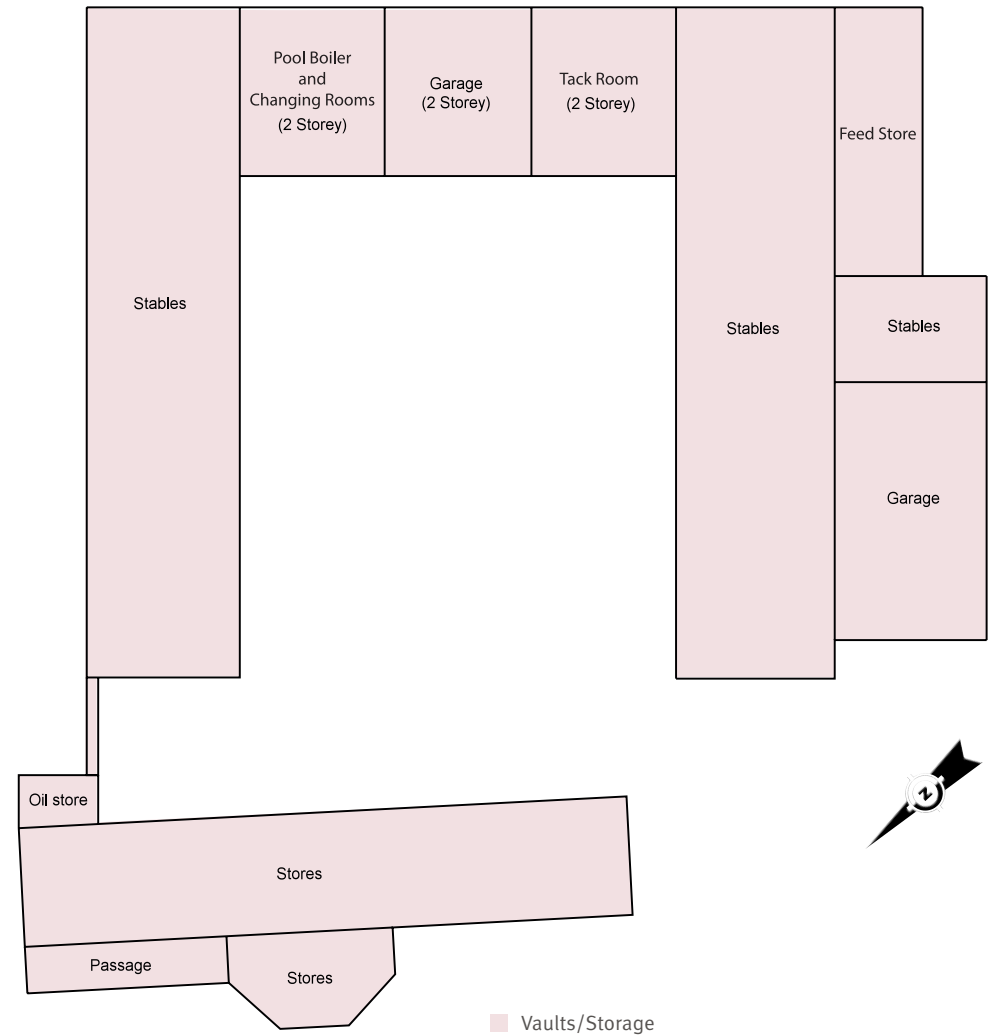
to the front of the house. The old wall garden is just to the south and has huge potential.







## STABLE YARD



The Grade II listed stable yard is a fine example of a period yard with stabling, garaging, extensive storage and beautiful gravelled yard. Beyond the yard are two modern farm buildings which were historically used for equestrian training.

The house is surrounded by mature copses, extensive pasture and woodland.

There is the site of the old tennis court a short distance outside the immediate garden.





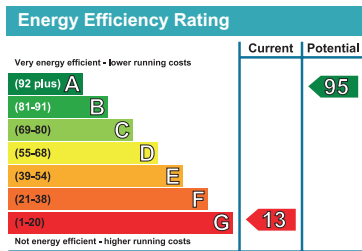




# LOT 2

## LEW HOUSE COTTAGE (0.41 ACRES)

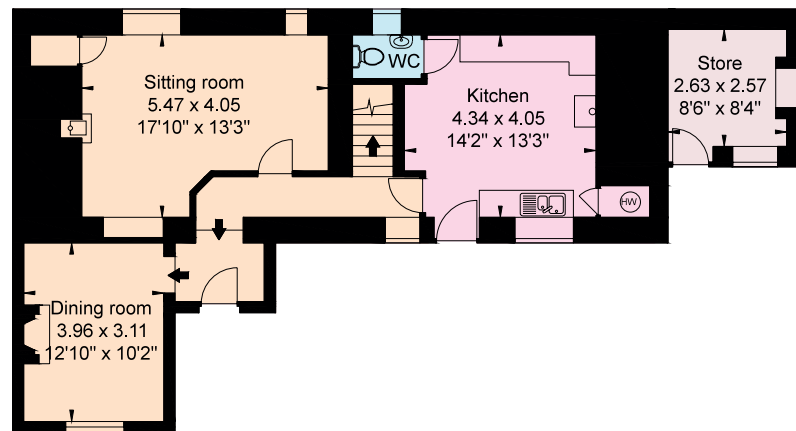
Accessed off the back drive and currently lived in by the farm manager, Lew House Cottage has a sitting room, dining room and kitchen along with 3 bedrooms and a bathroom with a garden to the rear.



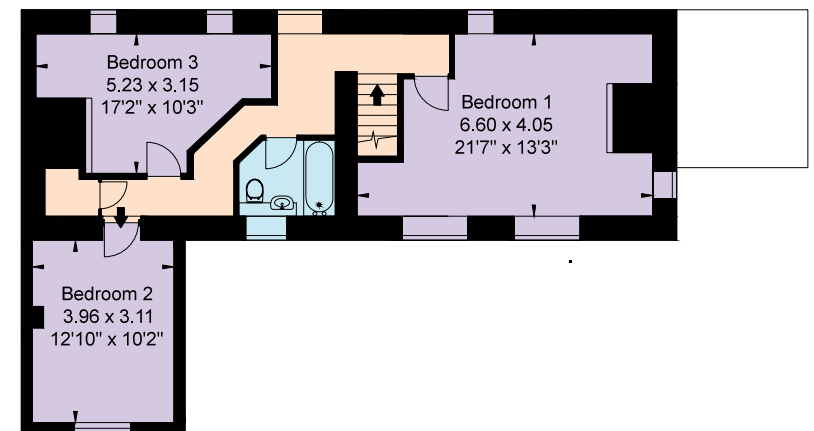
Approximate Gross Internal Floor Area:  
**House: 140 sq m (1,510 sq ft)**  
**Store: 7 sq m (75 sq ft)**  
**Total: 147 sq m (1,585 sq ft)**  
*For identification only, not to scale.*



- Reception room/General living area/Circulation area
- Work room, i.e. Kitchen/Workshop/Utility
- Bedroom/Dressing room
- Bathroom
- Vaults/Storage



**Ground Floor**



**First Floor**



## LOT 3 SARAH'S BARN (0.69 ACRES)

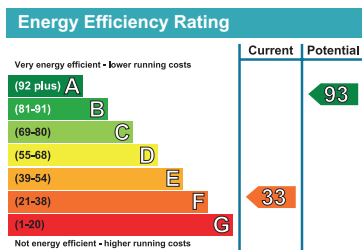
Sarah's Barn is a beautiful period barn and courtyard with huge residential potential subject to the necessary consents. It would make an excellent house for either family, staff or further rental income. It would have a garden to the south with a wooded pond.



# LOT 4

## CHURCH FARM COTTAGE (0.44 ACRES)

Situated at the end of the back drive, the cottage has historically been let under an Assured Shorthold Tenancy. It comprises a sitting room, dining room, kitchen and family bathroom on the ground floor with 3 bedrooms on the first. It has a large garden to the west.



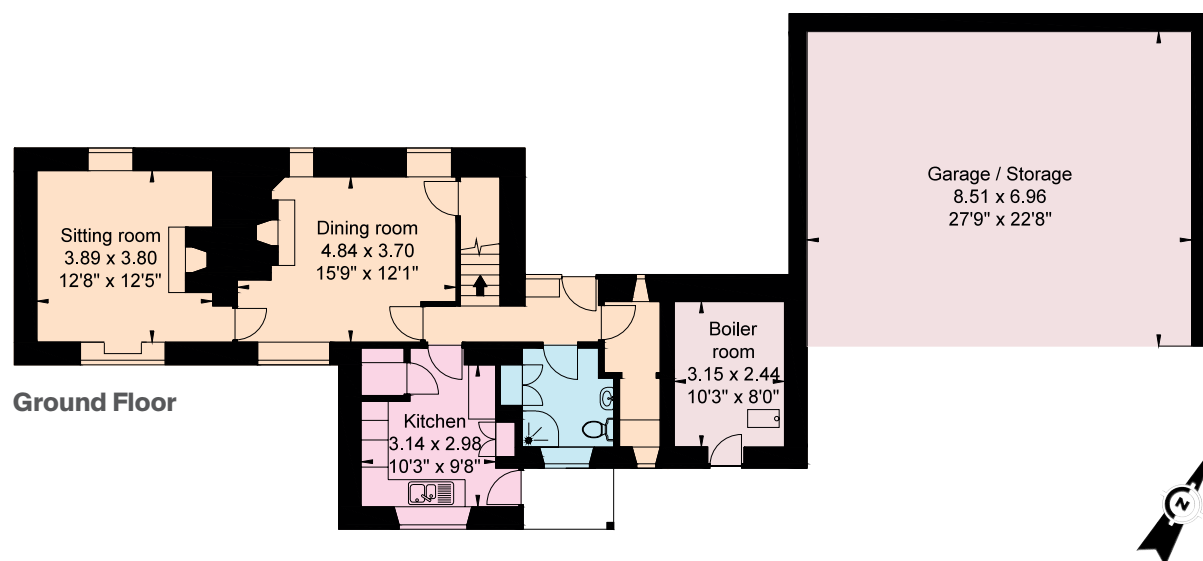
Approximate Gross Internal Floor Area:

**House: 112 sq m (1,206 sq ft)**

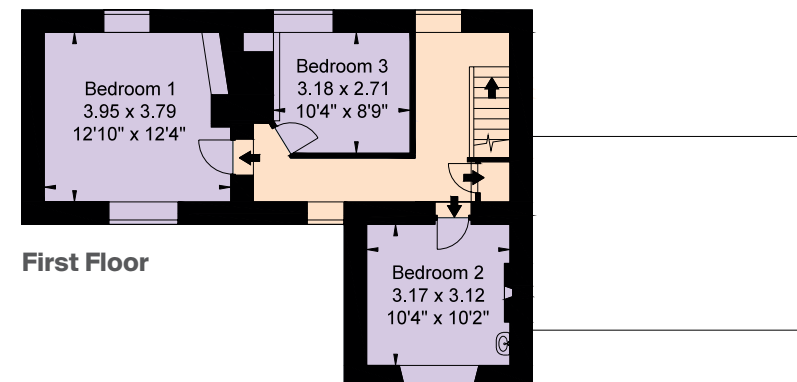
**Garage/Storage: 59 sq m (635 sq ft)**

**Total: 179 sq m (1,927 sq ft)**

*For identification only, not to scale.*



- Reception room/General living area/Circulation area
- Work room, i.e. Kitchen/Workshop/Utility
- Bedroom/Dressing room
- Bathroom
- Vaults/Storage



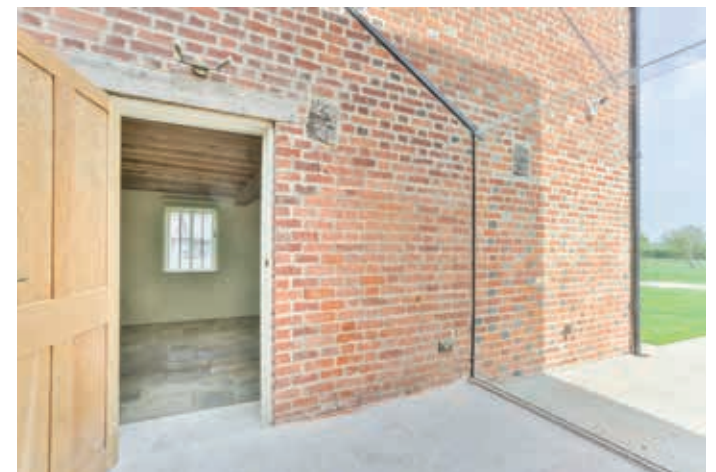


## LOT 5

### MORGANS FARM (2.78 ACRES)

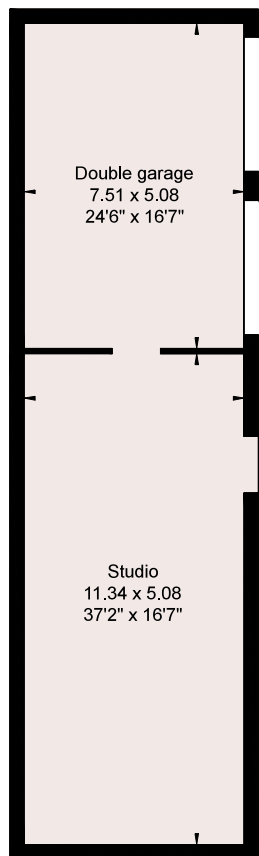
Situated on the eastern boundary of the estate, Morgans Farm is a charming Listed Grade II period farm house extending to 3,900 sq ft and has recently been completely renovated to the very highest of standards. The property works perfectly as a dower house to Lew House for either family, guests or it could command a healthy rental income. The ground floor has a reception hall, large kitchen/ breakfast room, drawing room, dining room and utility room

with 4 ensuite bedrooms, 1 further bedroom, and a family bathroom. In addition there is a granary with a glazed link with an ensuite guest bedroom and sitting room or study. There is an outbuilding with double garage and large room with flexible uses. There are lawned gardens with a pond and paddocks beyond.





# MORGANS FARM



**Outbuilding**

- Reception room/General living area/Circulation area
- Work room, i.e. Kitchen/Workshop/Utility
- Bedroom/Dressing room
- Bathroom
- Vaults/Storage

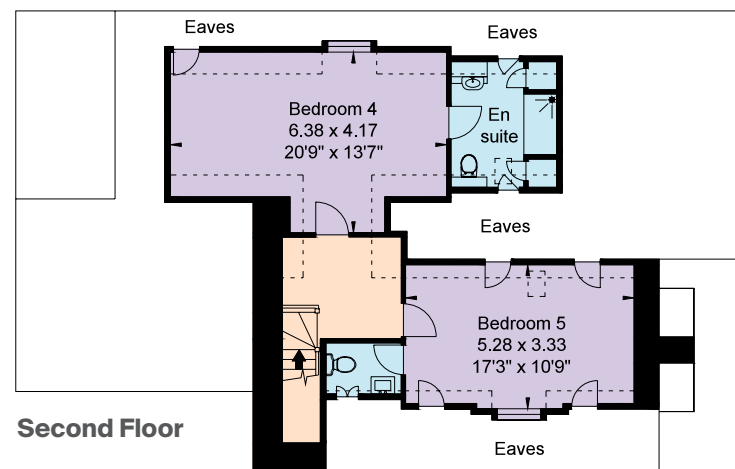
Approximate Gross Internal Floor Area:

**House: 362 sq m (3,900 sq ft)**

**Outbuildings: 96 sq m (1,032 sq ft)**

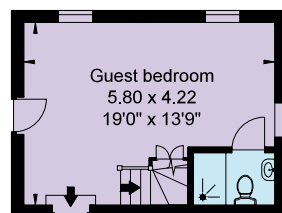
**Total: 458 sq m (4,932 sq ft)**

*For identification only, not to scale.*

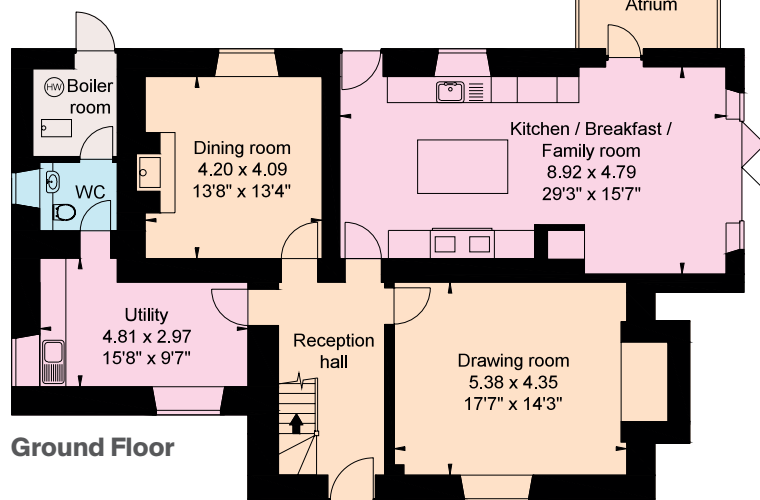
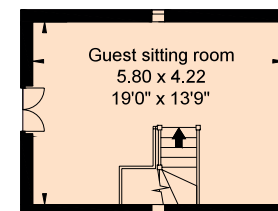


**Second Floor**

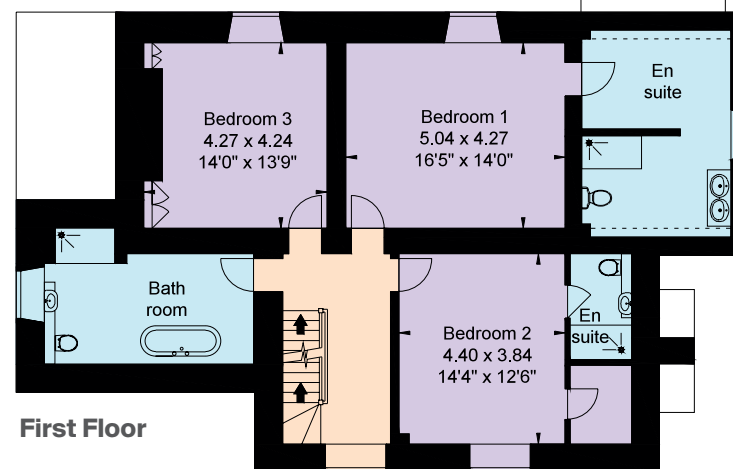
Denotes restricted head height



Atrium



**Ground Floor**



**First Floor**





## LOT 6

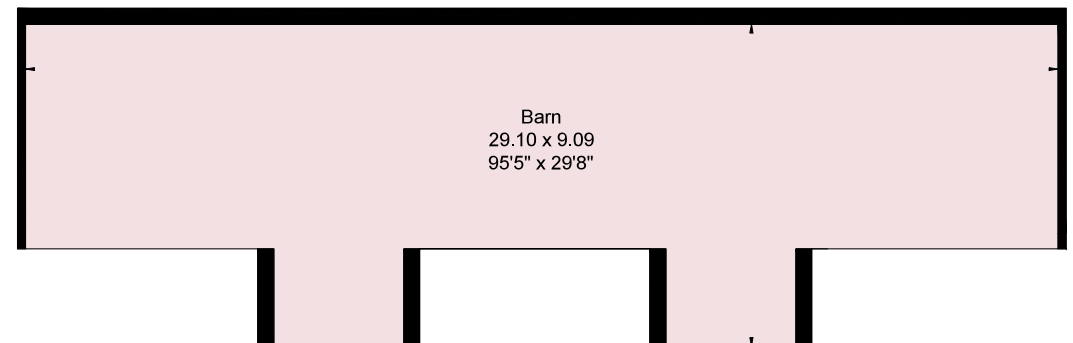
### MORGANS FARM BARN (1.08 ACRES)

Adjacent to Morgans Farm is an impressive period tithe barn which has planning permission approved for conversion to a residential building. The application can be viewed on West Oxfordshire District Council's website using the reference 16/04136/FUL.

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The conversion would create a wonderful family home with vast open plan kitchen, dining and living area with an office and 4 bedrooms and bathrooms.

There is a large courtyard with covered garage block with storage and a large garden.





## LOT 7 LAND TO THE WEST OF LEW HOUSE (149.4 ACRES)

A large block of largely arable land that rises to a high point giving excellent views over the estate. The land is interspersed with several copses and had a small informal shoot run over it.



## LOT 7A MONO PITCH BARN (0.36 ACRES)

With separate road access is a traditional mono pitch barn currently used for machinery and storage. Subject to planning the barn could have potential for alternative uses.



## LOT 7B FARM BUILDINGS (0.74 ACRES)

Situated to the south west of Lew House on the opposite side of the road is an extensive range of farm buildings that have a range of potential uses subject to planning consents.

## LOT 8 (19.7 ACRES)

Situated at the north tip of the estate with separate access of the road is an arable field of 19.7 acres.

## LOT 9 (56.22 ACRES)

To the south west of the estate are two large arable fields with good road frontage and with two redundant nissen huts in the northern corner with planning potential.

## LOTS 10 & 11 (42.1 ACRES & 89.25 ACRES)

Two large blocks of arable land flanking the road to the south east of the estate.





# GENERAL REMARKS

## SERVICES

Mains water and electricity, private drainage, oil fired central heating.

## BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register with the entitlements established and claimed under the Basic Payment Scheme. The payment for the current year (2019) will be retained by the vendor. The vendor will use reasonable endeavours to transfer all entitlements to the purchaser. The Estate claimed 175 units of entitlements in 2018.

## SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The Estate is offered as appropriate with rights of way either public or private wayleaves, easements and other rights of way whether they are specifically referred to or not.

## PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy himself as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

## ENERGY PERFORMANCE CERTIFICATES

The Energy Performance Certificates for all properties which are not Listed are attached to these sales particulars, if they have become detached please contact the selling agents.

## FIXTURES AND FITTINGS

All those items mentioned in these details are excluded from the sale but some may be made available by separate negotiation.

## OVERAGE CLAUSES

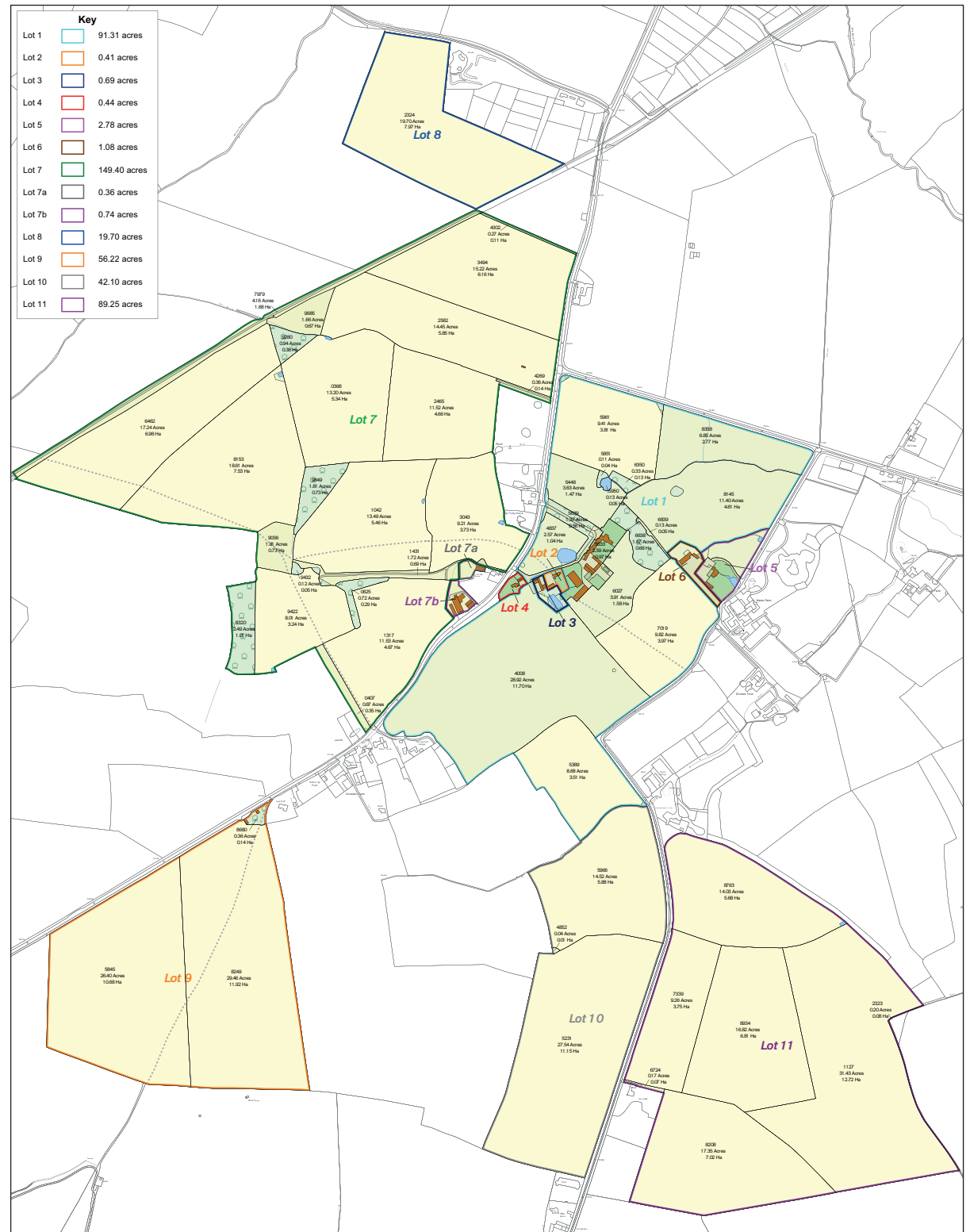
There are overage clauses on future development on the area to the south of the church in Lot 7 and the buildings in the north east corner of Lot 9. Further details are available from the selling agents.

## LOCAL AUTHORITY

West Oxfordshire District Council.

## VIEWINGS

Strictly by appointment only through the vendor's joint sole agents.



# DIRECTIONS

## OX18 2AZ

From the A40 Oxford Road, take the Witney junction signed to the A415 and A4095. At the roundabout follow the A415 to Abingdon and Standlake and follow this road for  $\frac{3}{4}$  mile and turn right to Aston. Follow this for 1.7 miles and turn right into an unsigned road. After a further 1.8 miles turn left to Faringdon and Bampton, and the tree lined drive will be on the left after 300 yards.

## IMPORTANT NOTICE

Please note, neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. Knight Frank LLP accepts no responsibility for the contents of this brochure and the information within it should not be relied upon as statements of fact concerning the property, its condition or value. This brochure does not constitute, in whole or in part, an offer or contract. Any buyer, lessee or otherwise interested party must satisfy themselves through their own investigations, surveys, enquiries and inspections that the property is suitable for their purposes and that the information in this brochure accurately depicts the property. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

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Photographs dated: March/April 2019.

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