



Lower Farm

Bampton, Oxfordshire

Carter Jonas



Lower Farm  
Lew  
Bampton  
Oxfordshire  
OX18 2BB

An exclusive collection of  
leisure properties superbly  
located on the eastern edge  
of the Cotswolds.

Lower Farm provides a well-established  
leisure business based around a multi  
property site at Lew near Bampton and  
is a superb venue for family holidays,  
celebrations, stag and hen parties and  
corporate events.

In all extending to about 68.50 acres  
(27.72 ha).

For sale by private treaty as a whole.

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**Location**

The site at Lew is 3.5 miles from the  
market town of Witney and the A40 with  
Burford 8 miles west and the historic City  
of Oxford 15 miles east. The property  
has excellent access to a host of prime  
Cotswold locations including Daylesford,  
Chipping Norton, Great Tew and  
Charlbury.

**Amenities**

The nearby market town of Witney  
provides a good range of local shopping  
and facilities with more comprehensive  
services available in Oxford. Burford, The  
Gateway to the Cotswolds, is also only a  
short 15 minute drive away. The property  
is surrounded by open countryside, with  
far reaching views and good connections  
to a network of footpaths and bridleways.  
Recreational facilities in the area include  
Witney Lakes Resort and Spa, with 18  
hole golf course, Oxfordshire Outdoor  
Pursuits offering laser clay shooting and  
falconry, Huntersfield Equestrian Centre  
and Hardwick Parks watersports centre.  
Blenheim Palace is a stones throw away in  
nearby Woodstock, and racing is available  
at Cheltenham.



### Overview

Set in just under 70 acres (28 ha) of beautiful parkland near Bampton Lower Farm incorporates 10 individual properties of varying sizes and accommodation styles and is a superb venue for family holidays, celebrations, stag and hen parties and corporate events. Larger groups can be accommodated by booking more than one property.

Each property has fast WiFi and includes a private garden with exclusive use of a hot-tub, picnic table with BBQ and are designed to ensure all guests can dine and socialise together, most bedrooms can be set up with single or double beds. All properties are heated with high efficiency electric radiators.

There is a Games Barn to the northerly section of the property which includes pool table, table tennis, air-hockey, table football and sports equipment.

The parkland has three wildlife ponds, streams, vineyard, orchard and a bluebell wood and can be used for activities including Zorbing, ‘Hen/Stag party Olympics’, archery, Laser clay pigeon shooting & team building.

### The Court

The Court is a superb barn conversion with a vaulted kitchen/sitting/dining room and predominantly glazed with far reaching views across parkland. Bedroom 1 is wheelchair friendly with increased floor space, wider doors and leading to an open plan adapted wet-room with underfloor heating. Ultrafast fibre WiFi is provided plus an HD TV in the sitting room. The kitchen includes oak work tops, a range cooker, ‘American style’ fridge/freezer, island with additional low level fridge, dishwasher and laundry facilities.

The Court with 10 bedrooms sleeps 30 guests.

### The Hall

The 17th century Grade II listed Hall has a beautiful conservatory/dining room, and a beamed sitting room with inglenook fireplace and wood burning stove. The farmhouse kitchen incorporates granite worktops, a range cooker, and an American style fridge/freezer. Ultrafast fibre WiFi is provided plus an HD TV in the sitting room and a utility/laundry room.

The Hall with 9 bedrooms sleeps 30 guests.





The Lodge

The Lodge features a beautiful orangery/ dining room with southerly views over parkland, and a sitting room with Cotswold stone fireplace. The contemporary kitchen boasts granite worktops, a breakfast island, an American style fridge freezer, and full laundry facilities. Ultrafast fibre WiFi is provided plus an HD TV in the sitting room.

The Lodge with 8 bedrooms sleeps 25 guests.

The House

The House has a beamed sitting/dining room, open plan to a fully integrated kitchen with a large electric range cooker, an ‘American style’ fridge/freezer, microwave and dishwasher. Ultrafast fibre WiFi is provided plus an HD TV in the sitting room.

The House with 7 bedrooms sleeps 22 guests.

The Stables

The Stables is a striking timber clad conversion with high-vaulted ceiling, wood burning stove and bi-folding doors onto far reaching views across beautiful Cotswold parkland. It incorporates a modern fully fitted kitchen with a large larder fridge, freezer, separate drinks fridge, double oven, microwave and dishwasher. Ultra fast WiFi is provided, an HD TV in the sitting room, digital electric heating and oak flooring throughout.

The Stables with 7 bedrooms sleeps 21 guests.

The Grange

The Grange has a Cotswold stone sitting room, a beamed kitchen/dining room with range cooker, and views over a beautiful courtyard which leads to a large stoned-walled garden. Ultrafast fibre WiFi is provided plus an HD TV in the sitting room.

The Grange with 6 bedrooms sleeps 20 guests.

The Byre

The Byre is an excellent barn conversion with large open plan reception space. Double doors open onto a private garden, set on the edge of the estate, with far reaching views across our parkland. Ultrafast fibre WiFi is provided plus an HD TV in the sitting room. All guests dine together and the modern kitchen fully fitted with American style fridge freezer, range cooker, and dishwasher.

The Byre sleeps with 6 bedrooms sleeps 18 guests.

The Barn

The Barn has a striking open plan kitchen/dining/sitting room with high beamed ceiling and oak wood flooring. The modern kitchen is fully integrated with fridge freezer, oven, dishwasher and ample work top space. Ultrafast fibre WiFi is provided plus an HD TV in the sitting room. Set on the edge of our formal courtyard, the property enjoys far reaching views across the parkland.

The Barn with 5 bedrooms sleeps 16 guests.

The Cottage

The Cottage has a vaulted open plan sitting/kitchen/dining room, with exposed beams and double doors onto a private garden with far reaching views. Ultrafast fibre WiFi is provided plus an HD TV in the sitting room.

The Cottage with 5 bedrooms sleeps 14 guests.

The Vineyard

The Vineyard is set in half an acre of private lawns, adjoining a vineyard and orchard. An open plan kitchen/dining room seats all guests together, and is fully integrated with fridge and freezer, oven, hob and dishwasher. Ultrafast fibre WiFi is provided plus an HD TV in the sitting room. Of particular note is the stunning conservatory/sitting room, with southerly views over the garden and parkland.

The Vineyard with 4 bedrooms sleeps 11 guests.

Games Barn

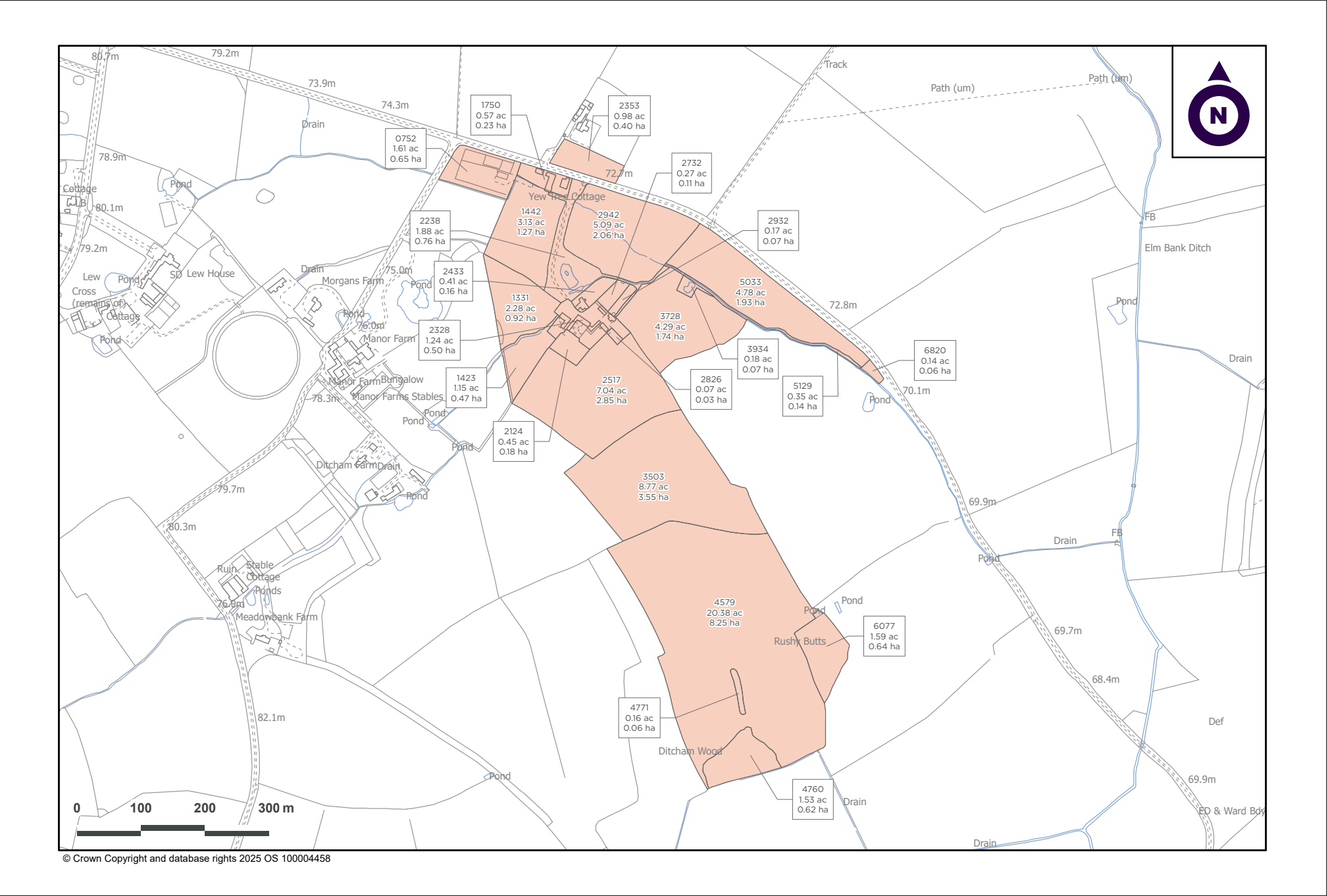
This open plan area houses a pool table, football table, air hockey, table tennis set, seating and numerous outdoor sporting/ games equipment.

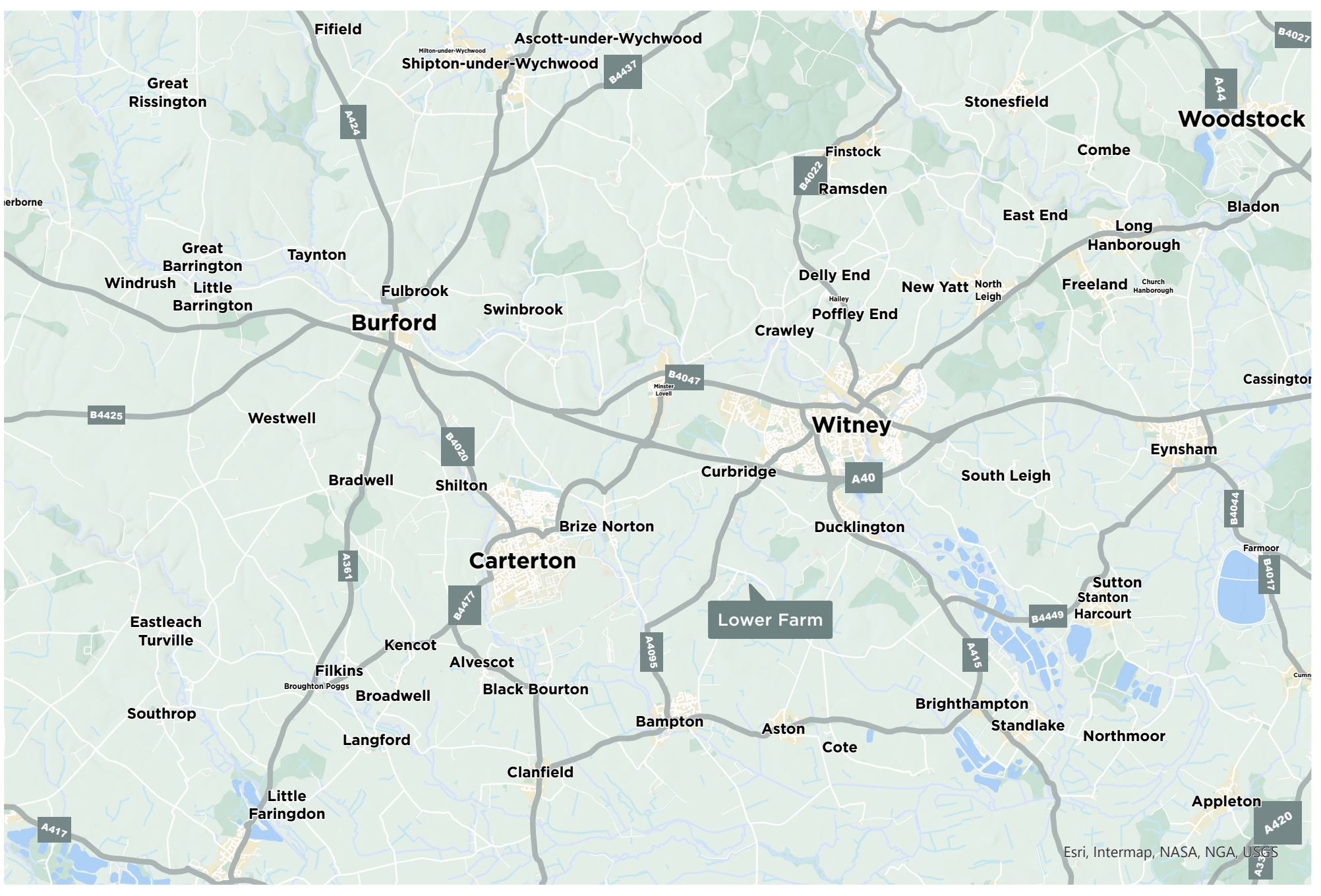
With a six window southerly frontage, the room is flooded with natural light and enjoys far reaching views across our parkland. Super fast ‘air-fibre’ broadband is provided, oak flooring throughout, plus a WC and guest laundry room with washing machine and tumble dryer.

Outside of the immediate gardens of each property the surrounding parkland has three wildlife ponds, streams, vineyard, orchard and a bluebell wood. The cleared areas and grassland has to the majority been managed and it can be used for activities including Zorbing, ‘Hen/Stag party Olympics’, archery, Laser clay pigeon shooting & team building.

Ancillary

Adjacent to the Games Barn, there is a management office and laundry & cleaning equipment storage rooms with commercial washing machine and dryer. In addition, there is a large grounds-maintenance, machinery storage barn with 2 up and over doors, pedestrian rear door and diesel tank.





Method of Sale

This property is offered for sale by private treaty as a whole.

Tenure & Possession

Freehold and vacant possession available upon completion.

Planning

The properties have all relevant planning consents for the change of use of the buildings to holiday lets. Further details are available via the planning portal or on request.

Designations

The property is located within Nitrate Vulnerable Zones.

Tupe

There are staff currently employed on the property and Tupe is to be discussed as part of the property sale. Further details available on request.

Services

Barring drainage which is to a private system the property has all mains services connected.

Wayleaves, Easements & Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not.

A footpath crosses Lower Farm in the north western corner of the property, running in a north easterly direction over the field.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility.

VAT

Any guide prices discussed are exclusive of VAT. In the event that a sale of the property or any lot or part of the property or entitlements become a chargeable supply for the purposes of VAT, such tax will be payable (or becomes payable by the purchaser) in addition to the purchase price.

Local authority

West Oxfordshire District Council  
www.westoxon.gov.uk

Viewings

With the exception of footpath access viewings are strictly by appointment and to be accompanied by the Selling Agent.

Directions

From Oxford take the A40 westbound towards Witney (11 miles). At the roundabout, leave the A40 via the second exit onto Downs Road. At the following roundabout take the first exit, staying on Downs Road. At the junction turn left onto Main Road, before then turning right onto Well Lane. Continue (0.5 miles) on Well Lane, turning right onto the A4095 (1 mile) and then left onto an unnamed country lane. The property can be found on the second right private drive.



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## Oxford Rural

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