



**BROADLEAZE HOUSE, BROADLEAZE FARM**

Westcot Lane, Wantage, Oxfordshire, OX12 9PZ

**Carter Jonas**

# BROADLEAZE HOUSE, BROADLEAZE FARM, WESTCOT LANE, WANTAGE, OXFORDSHIRE, OX12 9PZ

## DESCRIPTION

Broadleaze House is nestled along a tranquil country lane a short distance from the downland village of Sparsholt, just north of the Ridgeway and the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Believed to have been constructed in the 1700s, this property is full of character and provides over 3800 square feet of accommodation together with a useful range of outbuildings, all set within delightful gardens surrounded by fields and countryside walks.

The accommodation is arranged over two floors and as well as being generously proportioned, offers a highly flexible layout with a number of options for entertainment on the ground floor with six distinct reception spaces. The welcoming entrance hall leads to a dining room and a formal reception room connected to a family room with a wood-burning stove. Additionally, there is a spacious 29-foot sitting room, a breakfast room, and an impressive oak-framed garden room was added in 2021 showcasing a harmonious fusion of natural wood and glazing and offering captivating views of the rear garden and the fields beyond. A striking country-style kitchen complete with an AGA and a separate range oven is complemented by an adjoining utility room with laundry facilities. The first floor comprises a principal bedroom with a bath/shower room and a storage room, an en suite guest bedroom, and three additional double bedrooms that share a family bathroom.

Broadleaze House retains a wealth of original features, including exposed beams, wall panelling, open fireplaces, and stone floors, giving the house a lovely farmhouse feel seamlessly blending with more contemporary additions. Featuring heritage colours and attractive wall coverings the interior décor is superbly presented blending with the charm and character of the house.

**A SUBSTANTIAL PERIOD FARMHOUSE WITH OUTBUILDINGS SET IN DELIGHTFUL GARDENS OF C.0.45 ACRES AT THE END OF A QUIET LANE IN THIS BEAUTIFUL SOUTH OXFORDSHIRE SETTING,**





The house enjoys its own established gardens on three sides, occupying a generous plot. The front of the house features a gravelled driveway providing private parking for a number of vehicles, accompanied by a detached timber garage offering covered parking and an attached car port. The attractively landscaped gardens include lawns, flowerbeds, herbaceous borders, a variety of trees, and a gravel terrace at the rear, ideal for outdoor entertaining. There is a greenhouse and a large outbuilding currently divided into 5 storerooms which subject consents, could be used for a number of purposes.

#### LOCATION

Situated a short distance from the desirable downland village of Sparsholt, the property benefits from a prime semi-rural location. The village boasts the recently renovated 'Star Inn,' linked with the renowned Woodspen restaurant located nearby in Newbury, as well as a parish church. The market towns such as Faringdon and Wantage are in close proximity, offering a range of amenities to cater to everyday needs. The cities of Oxford and Swindon provide an array of options and cultural attractions together with further shopping and leisure facilities. The surrounding area is renowned for its open countryside and is particularly popular among walkers and horse riders, with numerous equestrian establishments nearby. Local sporting attractions include horse racing at Newbury and golfing in Chaddleworth. Commuters will appreciate the excellent road links, including the A420 to Oxford (approximately 16 miles), Swindon, Lechlade, and London via the M40. Both Oxford and Didcot offer mainline rail services, with fast trains from Didcot Parkway reaching London in under 40 minutes with a direct connection to the Elizabeth Line for cross city travel. The property provides convenient access to a wide range of schools including Pinewood School, St. Hugh's, The Manor Prep School of St Helen and St Katherine, Abingdon School, in addition to those in Oxford.





## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity connected.  
Private drainage. Superfast broadband.

**Local Authority:** Vale of White Horse District Council

**Council tax band:** G



**Broadleaze Farm, Broadleaze House, Westcot Lane, Wantage**

**Approximate Gross Internal Area**

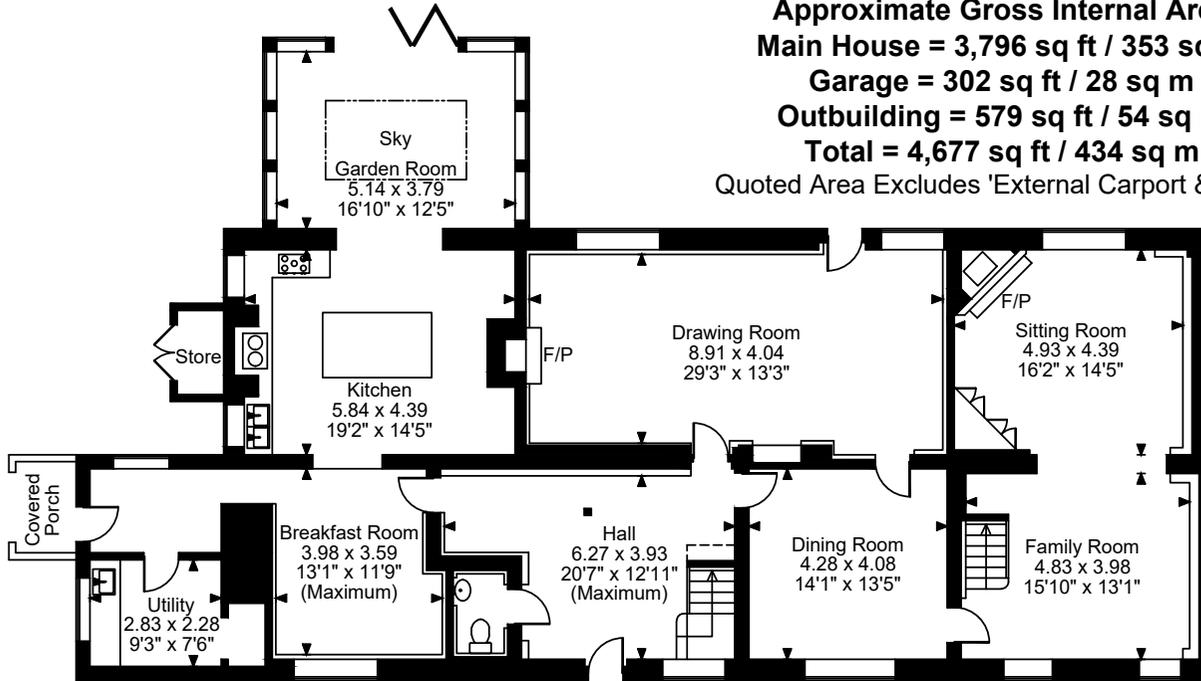
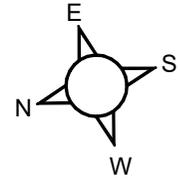
**Main House = 3,796 sq ft / 353 sq m**

**Garage = 302 sq ft / 28 sq m**

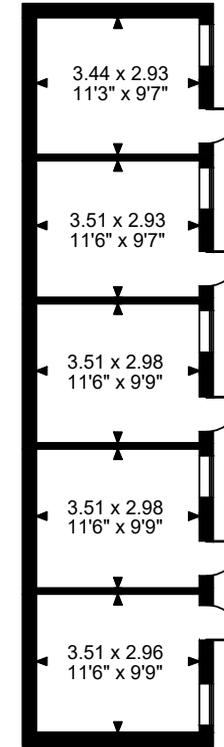
**Outbuilding = 579 sq ft / 54 sq m**

**Total = 4,677 sq ft / 434 sq m**

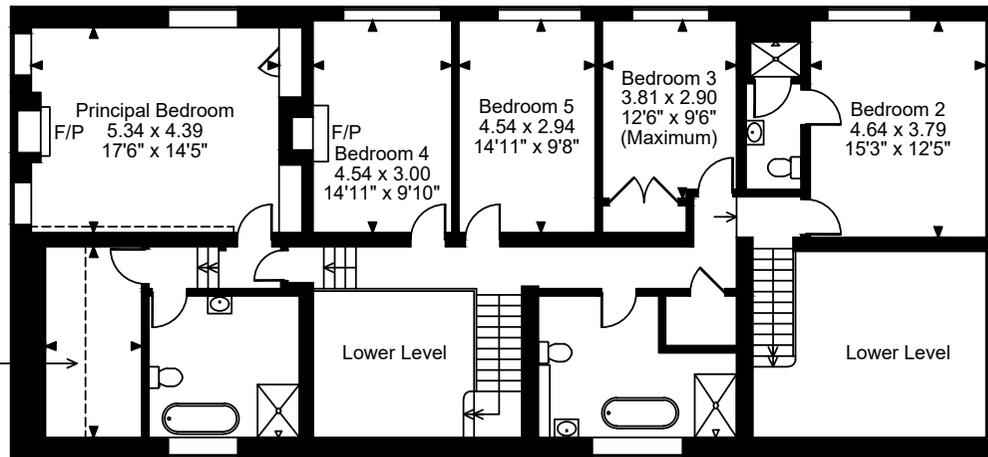
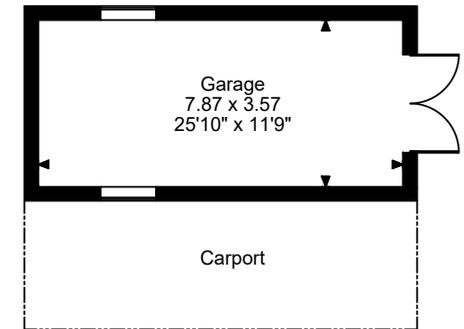
Quoted Area Excludes 'External Carport & Store'



**Ground Floor**



**Outbuilding**



**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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### Oxford

[oxford@carterjonas.co.uk](mailto:oxford@carterjonas.co.uk)

Mayfield House, 256 Banbury Road, Summertown.

[carterjonas.co.uk](https://www.carterjonas.co.uk)

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