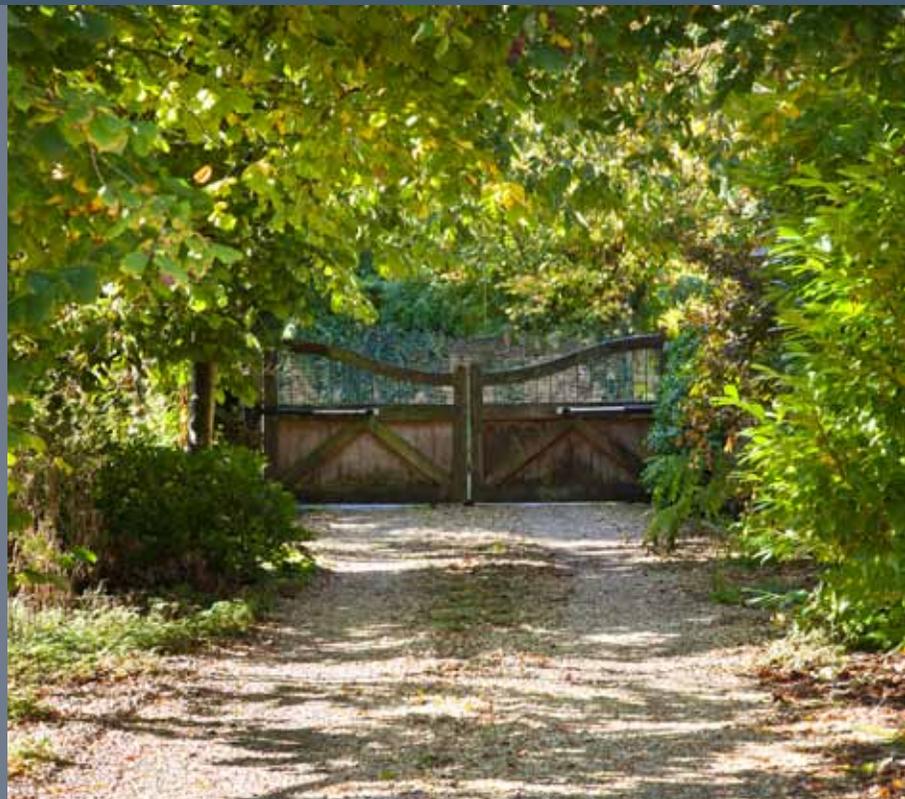


MANOR FARM HOUSE

LITTLEWORTH, OXFORDSHIRE





Manor Farm House

Littleworth | Oxfordshire | SN7 8ED

A classically proportioned, stylishly restored period farm house, in a small, unspoilt and well connected village south of Oxford.

Oxford c. 10.5 miles • Abingdon on Thames c. 11 miles
Didcot Parkway Station 25 minute drive (London Paddington 42 minutes)
Wantage c. 6 miles • Faringdon c. 2 miles
(All distances and times are approximate)



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Description

Manor Farm House is an impressive indigenous stone building, Grade II Listed and with a stature that creates a great sense of arrival. A superior family home set in private gated 5.3 acre private gardens.

Restored with a real eye for detail, whilst imbuing a sense of luxury in this special 400 year old building. The heart of the house is the archetypal "farmhouse" style kitchen, which opens in to the very attractive vaulted Orangery. Arranged over three floors in all, the two principal reception rooms are very atmospheric and feature the magnificent original stone fireplaces. The sleeping quarters on the upper floors are sumptuous and complimented by beautifully appointed bathrooms.

Formal gardens are bounded by a mature treescape, so once you are within the grounds of Manor Farm House, you are in a private world of your own.





Situation

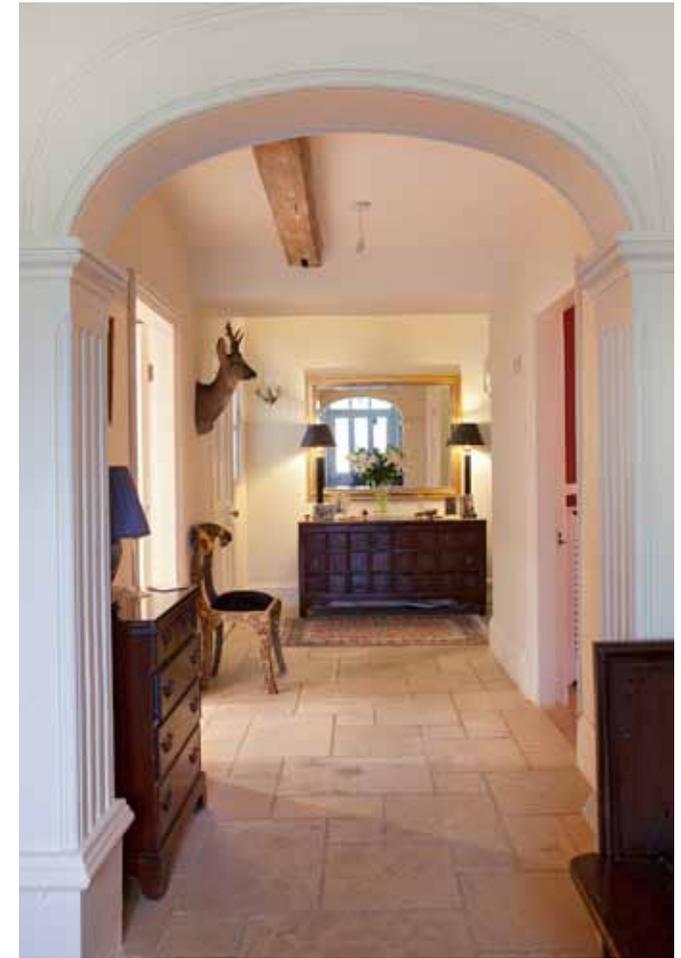
Littleworth is an unspoilt intimate little village of mostly stone built properties, with a picturesque church at its centre. There is a great sense of community and a number of families live here with children being educated at nearby independent schools. The village is perfectly situated for access to Oxford, Abingdon, Wantage, Witney and also Swindon to the south. Nearby Faringdon is a small ancient town that has excellent amenities to hand.

Amenities

Set below the ancient Ridgeway there is wonderful walking on the downs with White Horse Hill, Dragon Hill and Waylands Smithy all close by. There is wonderful riding in the surrounding countryside and for those with an interest in country sports this is good shooting country, and there is fly fishing available at Westlake Fly Fishing at the Lockinge Fishery. Local shopping is on hand only c.2 miles away in nearby Faringdon where there is a newly opened large Waitrose store.

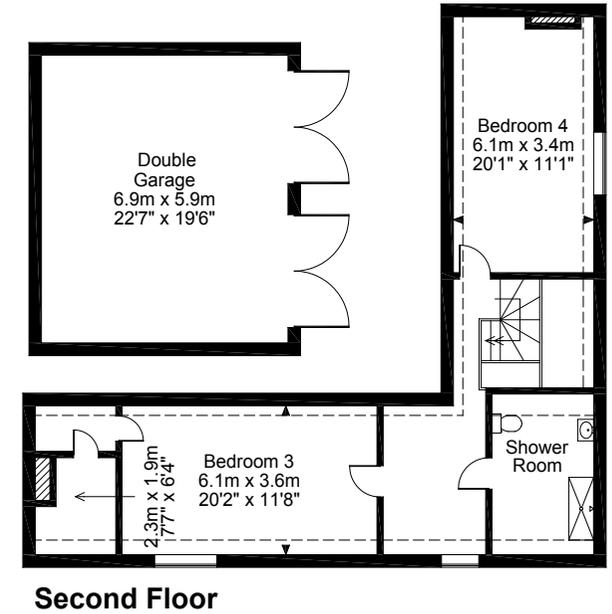
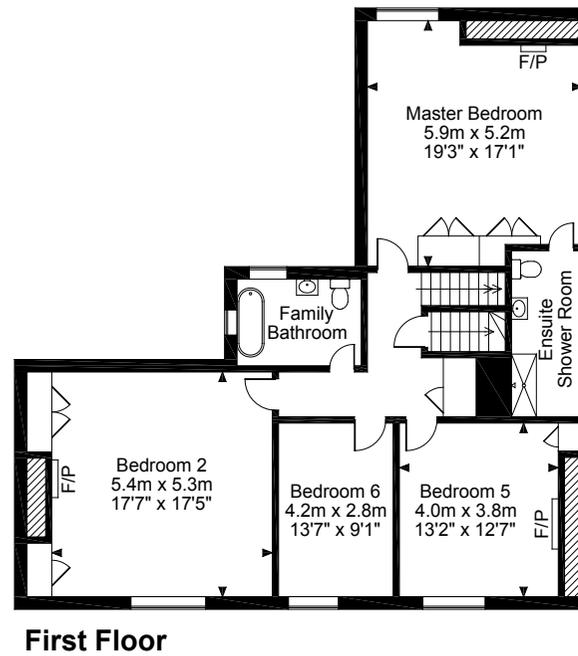
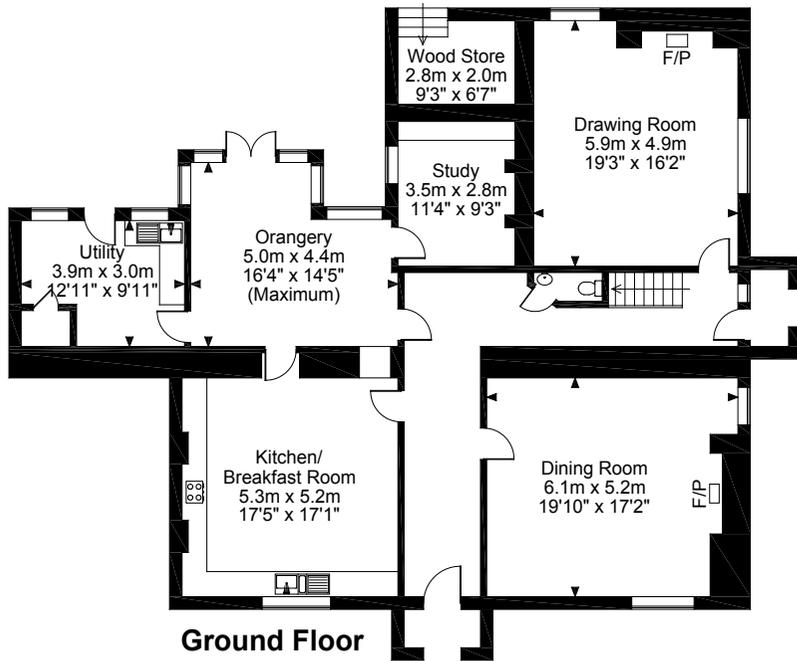
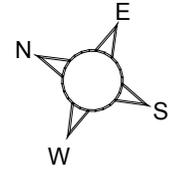
The beautiful and historic city of Oxford lies just under 10 miles North, where there is extensive first class shopping, theatres, museums, art galleries and restaurants.

Oxfordshire's independent schools are renowned with Oxford and Abingdon boasting some of the UK's best performers. Nearby, there is St Hughs Preparatory School and also Cokethorpe School near Witney. Wantage offers the King Alfred School, which is an Ofsted rated Excellent Co-Ed state school.



Floorplans

Approximate Gross Internal Area
 Main House = 3856 Sq Ft/358 Sq M
 Garage = 440 Sq Ft/41 Sq M
 Wood Store = 61 Sq Ft/6 Sq M
 Total = 4357 Sq Ft/405 Sq M



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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Gardens and Grounds

In all, 5.3 acre grounds divided between formal gardens, paddock land and a an orchard planted in recent years.

The grounds are accessed via hand crafted automatic timber gates, which open on to a sweeping driveway that leads on to extensive parking and a detached double garage block.

Formal gardens are set to the South of the farm house, with the recently planted orchard set beyond the property's indigenous stone built garage block - the paddock land then opens up beyond and an extensive tree-scape has been planted to areas of the paddock perimeter and there is a separate five bar gated access to the paddock land.

To the East of the property's Orangery lies a private atmospheric walled courtyard garden, which naturally extends the property's entertaining space in clement weather.



Access

The property is accessed off an adopted highway.

Services

All mains services are connected. Telephone and broadband connected (subject to BT regulations). No tests as to the suitability of services have been carried out, and interested parties should commission their own tests if required.

Mains water, drainage and electricity connected. Domestic hot water & Central heating is powered by an oil fired boiler.

Fixtures and Fittings

Only those mentioned in these particulars are included

Local Authority

The Vale Of The White Horse District Council
135 Eastern Avenue
Milton Park
Milton
Oxfordshire
OX14 4SB

Viewing Arrangements

Strictly by appointment with Butler Sherborn. If there are any points that are of particular importance to you, then we invite you to discuss them with us before you visit the property.

Please contact:

Gavin West at the Butler Sherborn Oxford Office on 01865 510000, or Cuan Ryan at our Wantage Office on 01235 772299.

Directions

From Oxford, take the A420 Swindon Road south and after about 10 miles you will see the village of Littleworth signposted right. On turning in to the village, you pass the first few properties on the right and you will come to the private low gated entrance to Manor Farm House.

DISCLAIMER These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners nor any employees of Butler Sherborn have any authority to make any representation or warranty whatsoever in relation to this property. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before travelling to view this property.



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