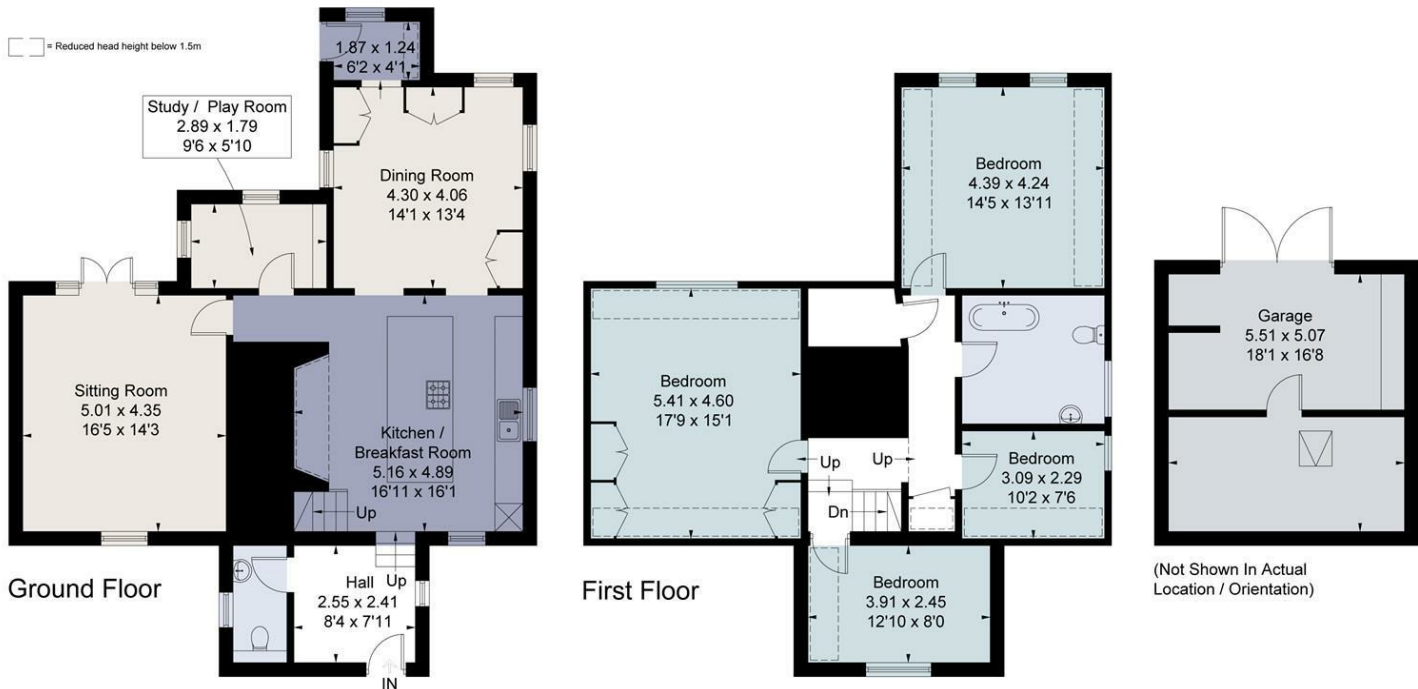
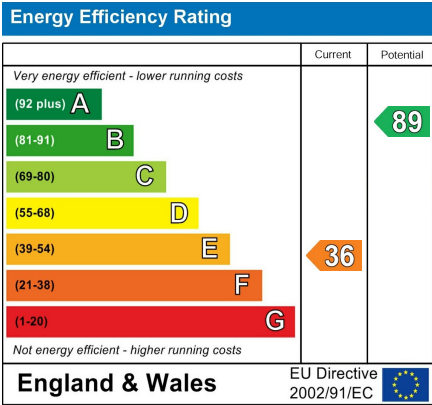


Approximate Area = 179.4 sq m / 1931 sq ft
Including Limited Use Area (17.7 sq m / 191 sq ft)
Garage = 27.8 sq m / 299 sq ft
Total = 207.2 sq m / 2230 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 299849



Guide Price
£1,100,000 Freehold

The Old Farmhouse,
Britwell Salome, Oxfordshire
OX49 5LG

A beautifully presented grade II listed detached farmhouse of exceptional charm and historic character, occupying a lovely village setting at the foot of the Chiltern Hills

- Detached period farmhouse
- Delightful village location
- Family accommodation
- Detached garage and gardens
- 4 Bedrooms
- 2 reception rooms
- Study / playroom
- Kitchen/breakfast room
- Utility
- Grade II listed

A pretty period
farmhouse with
family
accommodation,
garage and lovely
garden

- Watlington 1.2 miles
- Henley 10 miles
- Oxford 17 miles
- London 45 miles
- M40 (J6) 2.5 miles
- Heathrow 32 miles



The Old Farmhouse

The Old Farmhouse is a beautiful Grade II listed detached home, full of character and located in a peaceful semi-rural setting. The property boasts 4 bedrooms and a family bathroom, offering ample space spread over two floors.

Inside, the entrance hall with a cloakroom off leads through to the spacious kitchen that opens up to the dining room, with access via the convenient utility area to the stable style back door. The kitchen has a wooden floor, painted wooden drawer units with a solid surface resin worksurface, a built in Neff oven, dishwasher and induction hob. There is also a large central island/breakfast bar.

The sitting room features a cosy wood burner and patio doors that open out to the pretty garden. There is also a study/play room, ideal for those working from home. Upstairs, the principal bedroom offers a range of fitted wardrobes and overlooks the garden, along with the guest bedroom. Two additional bedrooms provide ample space for a growing family or guests. The family bathroom is elegantly designed, featuring a walk-in shower and bath.

Outside

Set back from the road, the property is accessed through an oak gate, leading you to a spacious gravel driveway with ample parking space for several vehicles. The garage, complete with power and light, provides additional convenience.

The rear garden, boasting a Westerly aspect, is mainly laid to lawn and is bordered by mature trees, including two magnificent Cooper Beeches, creating a tranquil and private retreat. In addition, there is a well-stocked vegetable garden, a thatched wooden gazebo with electricity, and a convenient pedestrian gate leading to the village park and cricket field.

Britwell Salome

Britwell Salome is a very pretty village and occupies a lovely position at the foot of the Chiltern Hills towards which it enjoys some glorious views and good access to the Ridgeway Path. The village has a fine 12th century church, the reputable Red Lion pub/restaurant and a farm shop. Watlington is not much more than 1.2 miles from the village and provides good local shopping and public amenities. Access to the M40 is about four miles away at Junction 6, providing easy access to the Midlands, London and the regional business centres of Oxford and High Wycombe. Henley on Thames and Wallingford provide more comprehensive local shopping facilities, including Waitrose, and both are no more than 10 miles from the village.



Services

Mains Services: Electricity, mains water and drainage.
Heating: Oil fired central heating.
Local Authority: South Oxfordshire District Council.
Council Tax Band: G
EPC: Listing exception.

Directions

Postcode: OX49 5LG What3Words)/// eaten.brambles.abode

Viewings

Viewing by prior appointment with Robinson Sherston Watlington Office.

Tel: 01491 614000

Email:

watlington@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.