

The Old Farm House

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In a peaceful
enclave of ancient
Abingdon-On-Thames...

...with World renowned
Oxford just 8 miles North





Wonderfully atmospheric with great potential

Atmosphere in abundance

The Old Farmhouse is set in a peaceful lane in the North of this popular Thames side town and dates to the 16th Century. The house was attractively built around a cobbled courtyard and is constructed of local rubble stone under a clay tiled roof. Set in private gated part walled grounds, the property is arranged over three floors and offers considerable potential to create a larger building from existing elements of the house (subject to the relevant consent). Original features abound throughout the property with large fireplaces, flagstone floors and exposed timbers creating that rare ambience one would expect of such a house.





Sheer potential

The Old Farmhouse was refurbished some 12 years ago and is now at a point in its evolution, whereby the next owner can create a house of some significance and a house that chimes with the styling of the 21st Century, albeit using the innate character of what is a very special period house. The gated setting of the property provides a secluded and peaceful environment with the major advantage being the proximity of numerous facilities offered by Abingdon-on-Thames, including Waitrose, the town's newly constructed shopping centre and restaurant quarter in the river.

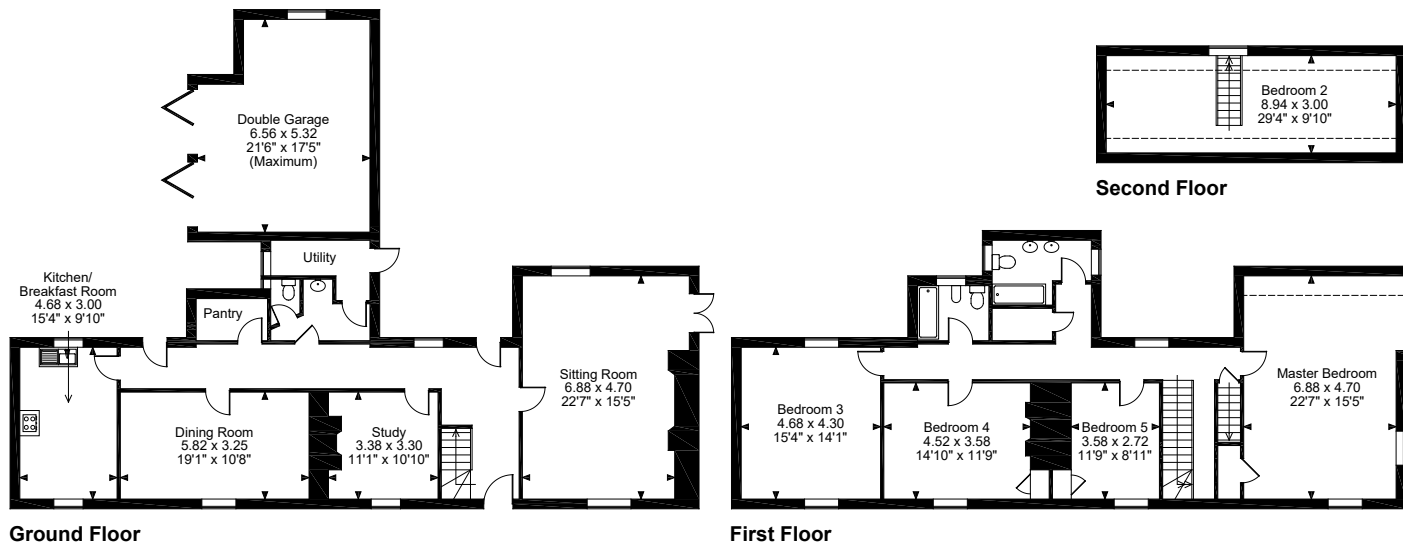


A Private Domain

The Old Farm House nestles in private part walled grounds extending to 0.454 acres. A high gated entrance opens on to an expansive courtyard driveway which extends to the property's garage block. The house also has a wonderfully atmospheric cobbled courtyard area at its centre which could be further developed to make the best use of this attractive space. There is a sunken terrace with the main garden above, which is primarily rolling lawn with an evergreen screen to the lane edge.



The Old Farm House, Northcourt Lane, Abingdon-on-Thames, OX14 1PN
Approximate Gross Internal Area
Main House = 2750 Sq Ft/255 Sq M
Garage = 345 Sq Ft/32 Sq M
Total = 3095 Sq Ft/287 Sq M



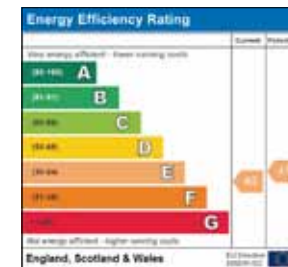
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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selling agents



Directions

Leave Oxford travelling South on the A34 and take the North Abingdon exit. At the top of the slip road turn left towards Abingdon-on-Thames and at the roundabout proceed straight over and at the Boundary House (Public House) traffic lights, turn right in to Northcourt Road. Proceed along looking for the barn café on your left and turn next left in to Northcourt Lane before you reach The Spreadingale pub.

Valuable Information

Abingdon-on-Thames is an Oxfordshire market town in "renaissance", its town centre having been attractively re-developed in recent years. This renders the ancient and historic town all the more investible, given its beautiful Thames side setting and dazzling array of top performing private schools within the town itself. Oxford is located just 8.6 miles North and Didcot Parkway Station just 9.7 miles South.

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