



Starveal Farmhouse, Whitecross, OX13 6BU

Guide Price £950,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A unique and rare opportunity to acquire a compelling primary residence of considerable character and appeal, with adjacent studio/home office and sizeable detached self-contained 2 story annexe (former double garage), all within 0.34 acres of established landscaped gardens, tucked away atop a long driveway in a convenient semi-rural environment, 2 miles north of Abingdon on Thames, and just 5 miles south west of Oxford.

The primary residence provides 1953 sq ft of comprehensively and imaginatively improved accommodation, with practical, lifestyle and contemporary elements, complimenting and accentuating its many fine period features. Three southerly garden facing reception rooms and fabulous kitchen with part vaulted ceiling. 3 bedrooms, bathroom to studio, additional ground floor shower room and first floor shower room.

The detached self contained annexe provides 668 sq ft of ground and first floor accommodation with generous 24'4" x 13'2" open plan living space and sizeable bedroom with en-suite.



The 0.34 acre gardens form a most attractive feature of the property, with an expanse of patio/sun terrace, generous areas of lawn with well stocked flower borders, a wide variety of shrubs and many mature trees, all combining to provide a wonderful sense of well-being and particularly high level of privacy.

An internal inspection is recommended in order for its fine range of attributes to be fully appreciated.



Key Features

- Full central heating
- Double glazing
- Solar panels
- Many exposed stone walls
- Beam ceilings
- Council Tax band: G
- EPC Rating: B



The Location

Semi-rural but by no means isolated.

Situated on the outskirts of Whitecross which in turn is on the southern outskirts of Wootton, located at the foot of the southern slopes of Boars Hill.

Wootton provides a range of amenities including a small supermarket within a varied parade of shops, post office, community centre and primary school.

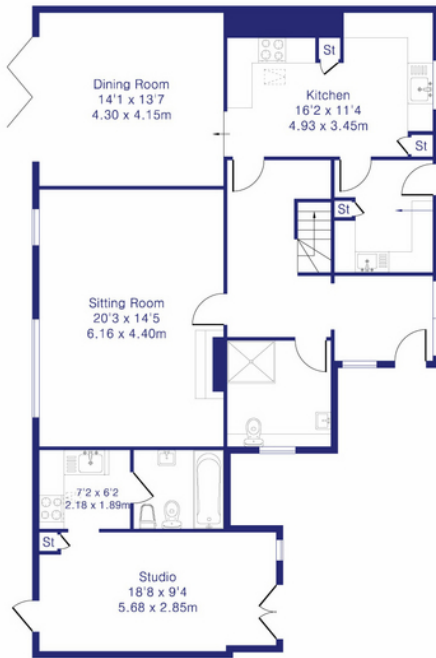
The historic market town of Abingdon on Thames is approx. 2 miles and provides more comprehensive, shopping, schooling and recreational facilities.

The nearby A34 is easily accessible, connecting northbound to the M40, southbound to the M4.

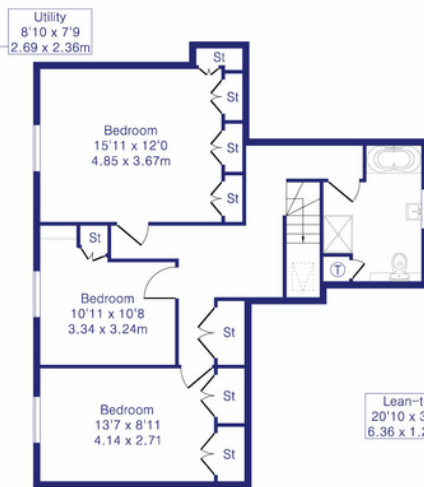
Oxford City centre is within 5 miles, renowned for its own unique brand of cultural, academic, gastronomic and recreational offerings



Approximate Gross Internal Area 2621 sq ft – 243 sq m
 Ground Floor Area 1271 sq ft – 118 sq m
 First Floor Area 682 sq ft – 63 sq m
 Annex Ground Floor Area 399 sq ft – 37 sq m
 Annex First Floor Area 269 sq ft – 25 sq m



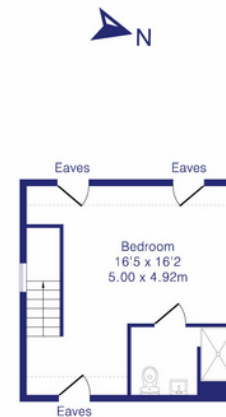
Ground Floor



First Floor



Annex Ground Floor



Annex First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Abingdon Office
 51 Stert Street, Abingdon
 Oxfordshire, OX14 3JF

T 01235 538000
 E abingdon@thomasmerrifield.co.uk
 W thomasmerrifield.co.uk

