



Lime Tree Farmhouse, Chilton, OX11 0SW

£1,275,000 Freehold

THOMAS
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SALES LETTINGS





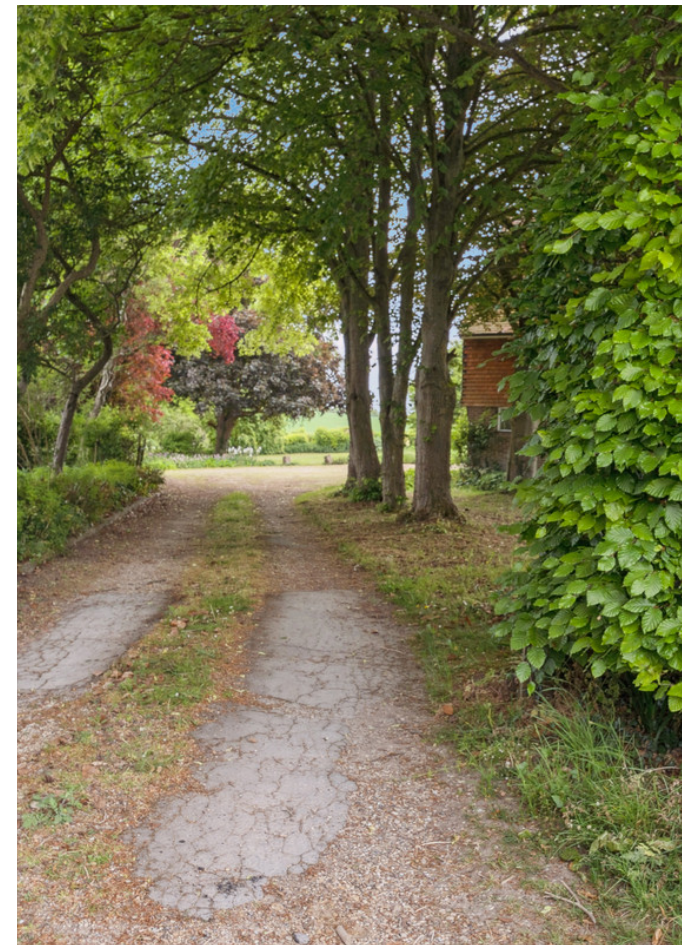
The Property

A substantial mature village house standing in wonderful location, set in established gardens and grounds extending in all to a little over 2 acres (2.13 acres) on the edge of this pretty South Oxfordshire Village.

This handsome property originally dates from the early post-war period and was subsequently significantly extended in keeping with the original style of the building in the 1970s by the present owners. The house now offers approaching 3500 ft.² of accommodation including seven bedrooms and four reception areas. In addition, there is a double integral garage that could be easily incorporated into the house if further ground floor accommodation was desired.

Lime Tree Farmhouse enjoys an elevated position on the edge of Chilton Village, surrounded by open countryside. The property is approached by a long gravel driveway and is set centrally in mature gardens. The gently undulating paddock lies to the north side of the property.





Key Features

- Substantial mature property of 3,300sq ft (including garaging)
- Elevated edge of village location
- 7 Bedrooms, 2 Bathrooms
- 4 Reception rooms
- 2 Garages
- Oil central heating with additional solar water heating
- Wonderful mature gardens to all sides and separate paddock (over 2 acres overall)
- EPC Rating E
- Council Tax Band E



The Location

Chilton is a pretty and popular village at the foot of the Berkshire downs in a highly convenient location with excellent road links via the A34 to the North (Oxford & M40) and South (Newbury & M4). The village boasts an excellent primary school, pub and church and is just 1/2 mile from the Harwell Science Campus. Didcot is just 3 miles away and offers excellent shopping and leisure facilities together with a mainline train service from Didcot Parkway to London Paddington in approximately 40 minutes. Secondary schooling is at either Didcot or Wantage or The Downs School at Compton (dependent on local intake) Independent schooling is available at Abingdon, Moulsoford and Oxford.

Some material information to note.

The property is connected to mains gas, electric, water and drainage.

According to Ofcom, ultrafast broadband is available.

According to Ofcom there is coverage for a range of mobile providers at the property with the possible exception of Three.

The government portal generally highlights this as an unlikely/low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any restrictive covenants or easements are available on request from the estate agent.

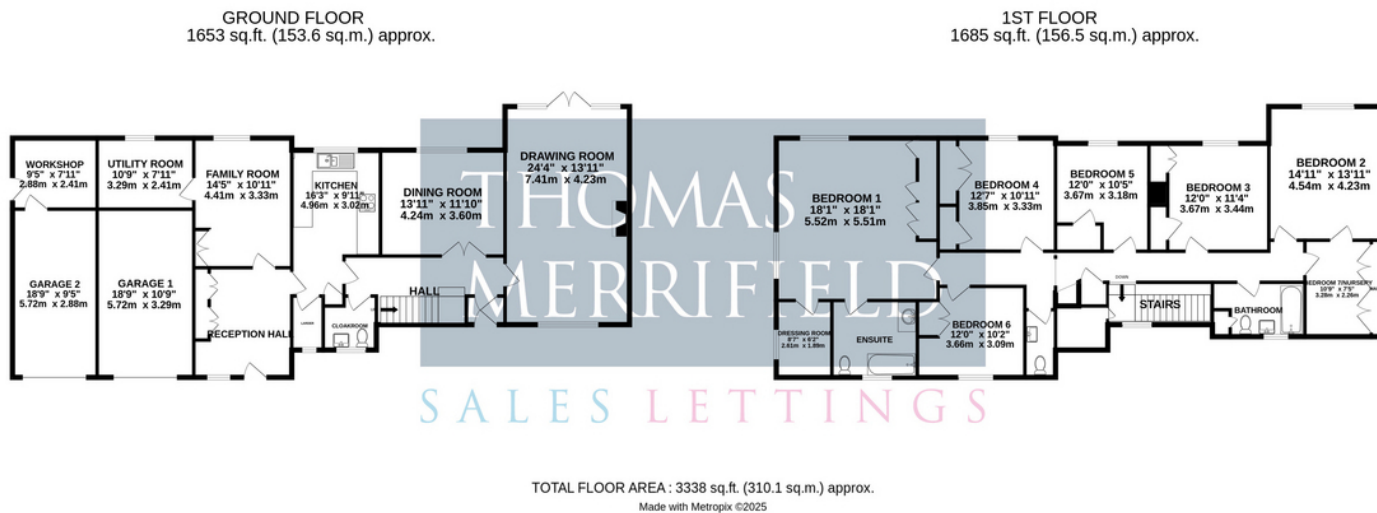


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2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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