



Middle Farm House, Cuxham, OX49 5NF  
£960,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

A quintessential English farmhouse listed grade two, with four bedrooms and excellent 40ft barn offering nearly 800sq ft of space which could be utilised for a variety different uses. Sitting in a particularly special and large garden immediately overlooking open countryside, this charming farmhouse is located in the pretty village of Cuxham adjacent to a slow running stream, and benefits from a wealth of period features.

This lovely country home comprises entrance hall, dining room, kitchen-breakfast room, utility room, rear lean too, cloak room, lounge with wood-burning stove, sun room, TV room, bathroom and double bedroom. On the first floor there is a family bathroom and three generous bedrooms. To the side and rear of the property there is ample driveway parking for multiple cars.

Finally, to the rear, there is a large established garden with well stocked borders and amazing 40ft barn which offers light & power. For the location, views, and barn to be fully appreciated, the property must be viewed.







## Key Features

- Four bedroom detached farmhouse.
- Idyllic views over rolling Oxfordshire countryside.
- Impressive 40ft barn.
- Large well stocked garden.
- Ample driveway parking.
- Pretty location in Cuxham village adjacent to a slow running stream.
- Solar panels.





## The Location

Cuxham is an attractive village with a thriving community located approximately 14 miles south east of Oxford and 12 miles north of Henley on Thames. Within the village there is a pub/restaurant, parish church and village hall. A wider range of amenities can be found in the nearby bustling market town of Watlington with its delightful independent shops and cafes. Cuxham is conveniently placed for travel, it is c. 5 miles from Junction 6 of the M40, providing excellent access to Central London. There is also a mainline rail service from Princes Risborough to London Marylebone and a 24hr bus service (Oxford Tube) that runs from Lewknor to London.

Some material information to note: Grade II listed. Conservation area. Gas central heating. Solar panels. Mains water, mains electrics, mains drains. The property has private driveway parking. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have noted the presence of some of these materials but we cannot comment in respect of asbestos potentially elsewhere. 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 covenants or easements are available on request from the estate agent.



Approximate Gross Internal Area (Including Lean To)

Ground Floor = 115.0 sq m / 1238 sq ft

First Floor = 63.8 sq m / 687 sq ft

Outbuilding = 70.6 sq m / 760 sq ft

Total = 249.4 sq m / 2685 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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