



Farnborough, Wantage, OX12 8NY
£1,375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

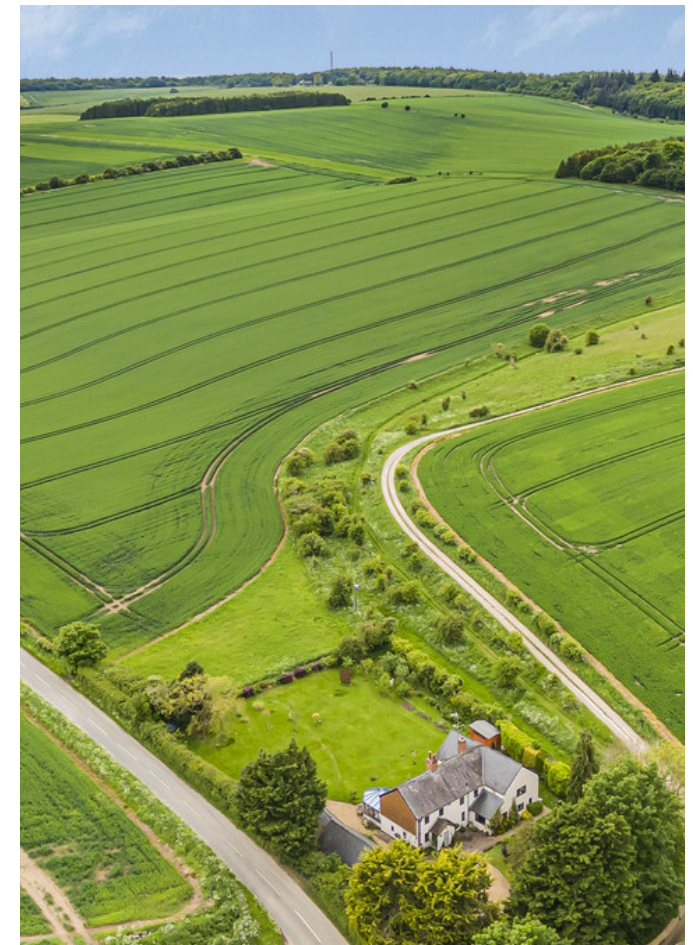
Lands End Cottage dates back to 1855 and is a beautifully presented period house set within a wonderful plot surrounded by rolling countryside.

This impressive house sits within a 1/2 acre plot and has field views from almost every room. The ground floor comprises a porch and a large entrance hall with an oak staircase and WC. Off the hallway is a beautiful sitting room with wood burning stove leading onto a fabulous conservatory with views over the rear garden and rolling hills beyond. From the sitting room you can also access the spacious dining room. At the end of the hallway is a wonderful 24ft kitchen/dining/living room which is triple aspect and flooded with natural light. There are a range of base and eye level units, breakfast table, sofa, Oil fired Alpha cooker, double electric oven, dishwasher, freestanding fridge freezer and island unit. The remainder of the ground floor is made up of a generous study, a utility room and another WC.

On the first floor are five great sized bedrooms, two ensembles and a modern family bathroom. Three of the five bedrooms have wardrobes built in and the master bedroom has a walk-in wardrobe and stunning viewings.



To the front of the property is a large gravelled drive with flower borders and a lovely lawned garden. The quadruple garage/workshop is on the left which has power and lighting. The rear garden is west facing and is stunning, the open countryside is in every direction and creates this incredible peaceful space. There is also a patio which is perfect for entertaining.



Key Features

- Detached five bedroom house
- Rural stand alone location
- Triple aspect kitchen/dining/living room
- Sitting room with woodburning stove
- 0.5 Acres
- Double garage and large workshop
- Study and separate dining room
- Two ensuites and further bathroom
- Close to Wantage and Newbury
- Council Tax band: G, EPC rating: E

The Location

Located in an area of outstanding natural beauty Farnborough is a small West Berkshire village on the Berkshire downs c.5 miles south of Wantage and c.10 miles north of Newbury and has a 12th Century church. Nearby Wantage offers a good selection of amenities including shops, bistros, coffee shops and restaurants and a twice-weekly market and regular farmers market. Oxford and Newbury are within easy driving distance and provide more extensive shopping and recreational facilities.

Within the area there is a wide range of schools, both state and independent, including junior schools within the adjacent villages of Brightwalton and East Ilsley. There is easy access to both Newbury and Wantage and major roads (A338, M4 & A34) allowing fast travel by Car and with Didcot Parkway close by providing access to London with 38 minutes, this property is perfectly located.

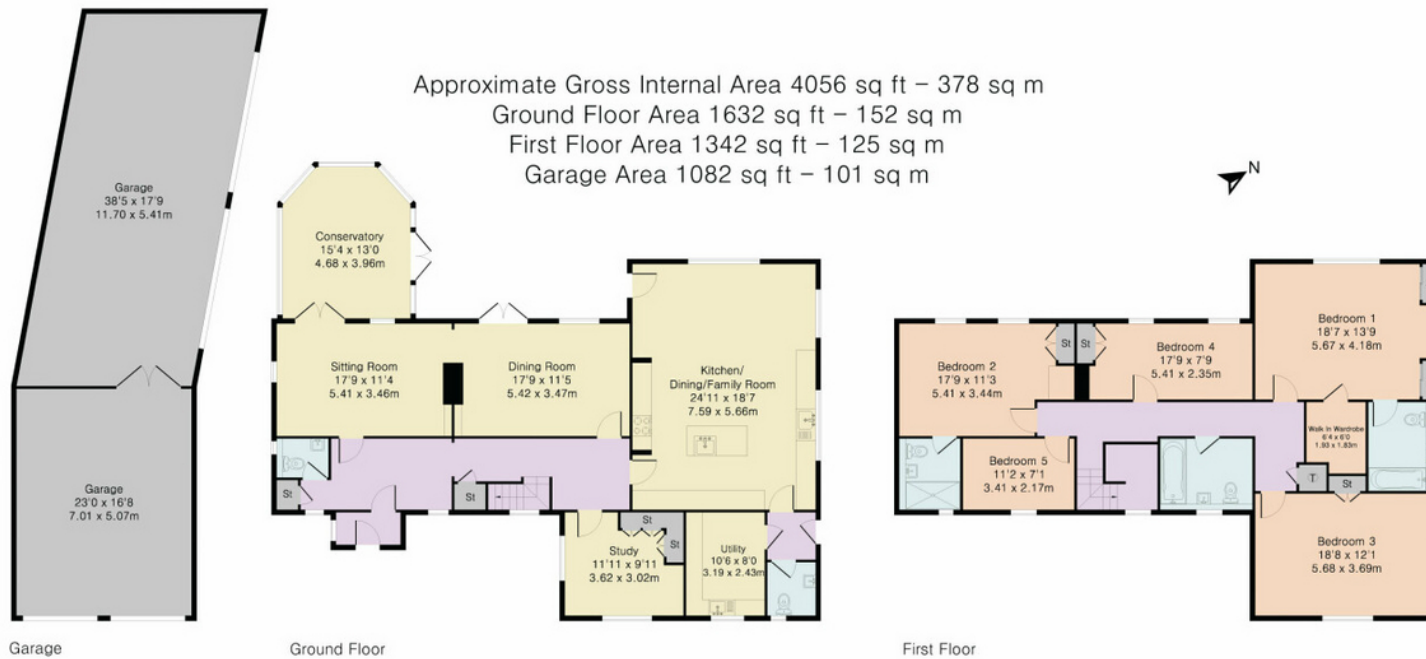
Some material information to note: Freehold property. Oil central heating. Mains water, mains electrics, private drains. Ofcom checker indicates standard and ultrafast broadband (Gigaclear) is available at this postcode. Ofcom checker indicates mobile availability is limited with some providers. The government portal generally highlights this as a very low flood risk for sea and rivers and a high risk of surface water flooding at this postcode however the property has never been known to flood. We are not aware of any planning permissions in place which would negatively affect the property.



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Wantage Office

15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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