



Home Farm Mews, Denchworth, OX12 0FB

Guide Price £950,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Folly View is an impressive four bedroomed property measuring circa 2800 sq ft situated in this peaceful cul de sac position with extensive countryside views in the attractive village of Denchworth near Wantage.

This spacious property comprises entrance hall with vaulted ceiling and full height windows flooding the hallway with natural light. The generous kitchen / breakfast room has an abundance of eye and base level units with Rangemaster cooker, built in dishwasher and leads to the utility room with built in washing machine, tumble dryer and door to the garden. The large living room has a beautiful fireplace with woodburning stove, three sets of French doors overlook the garden and superb views beyond. There are two further reception rooms currently used as a snug and ground floor double bedroom, a separate study, a downstairs cloakroom and fabulous garden room / family room with French doors to the garden.

To the first floor an exceptionally large master bedroom with built in wardrobes and ensuite bathroom with separate shower, bedroom two also with built in wardrobes and ensuite shower room and two further double bedrooms and family bathroom. All four bedrooms enjoy the stunning views over open countryside.

Outside to the front of the property there is a block paved driveway leading to a double garage with eaves storage and a small area of lawn with shrub borders. The rear garden wraps around two sides of the property with patio areas for entertaining, a large lawn with views over surrounding fields.





Key Features

- Four / Five bedroom property
- Stunning countryside views
- Kitchen / breakfast room
- Sitting Room
- Family / garden room
- Snug
- Two bedrooms with ensuite bath/shower rooms
- Double garage with driveway
- Sunny private garden
- Council tax band F, EPC rating D



The Location

Denchworth is an attractive village located three miles north of Wantage which is famous for being the birthplace of Alfred the Great and to the west of Abingdon. The village comprises a c.12th Church, village hall and the popular Fox Inn public house. Locally there are an array of excellent walks, riding routes and sports facilities such as Asti Stud, Frilford Heath golf club and Newbury racecourse.

It is also well served by communications with access to the A34 connecting to the M4 in the south and the M40 in the north. A mainline station at Didcot Parkway (c.9 miles) offers a fast service to London Paddington c. 40 minutes. The local area is renowned for its excellent choice of schools including Abingdon School, St Helen & St Katherine, St Hughs Preparatory school, Radley College and King Alfreds Academy.

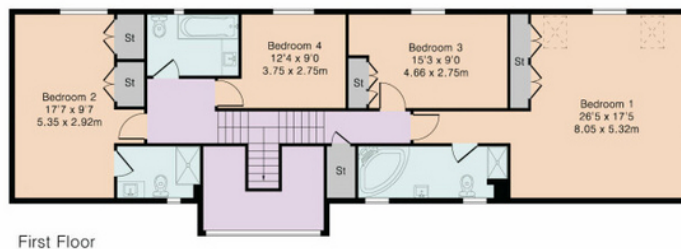
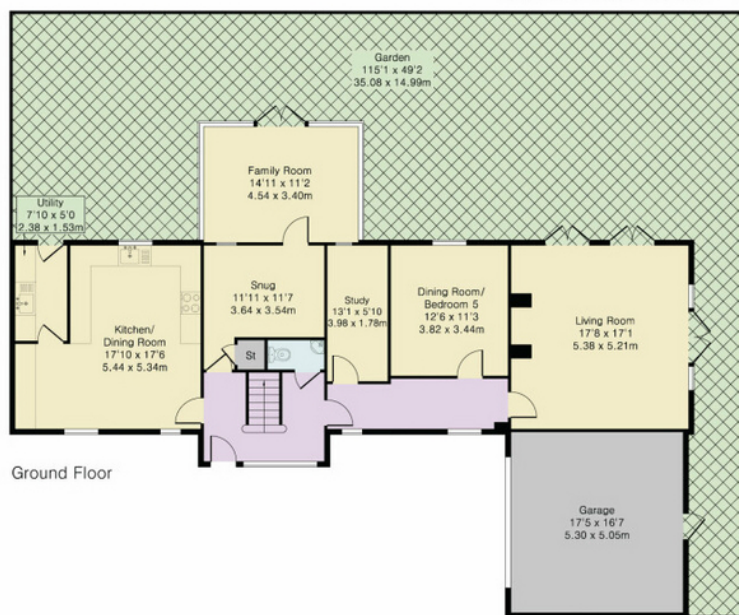
Some material information to note: Freehold, oil central heating, mains water, mains electrics and mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as a low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.



Approximate Gross Internal Area 2820 sq ft - 262 sq m

Ground Floor Area 1641 sq ft – 152 sq m

First Floor Area 1179 sq ft – 110 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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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