



HILL FARM HOUSE

IPSDEN ♦ OXFORDSHIRE

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Henley-on-Thames - 6 miles ♦ Wallingford - 5 miles
♦ Reading - 9 miles ♦ Oxford - 17 miles ♦ M40 at High Wycombe - (J4) 17 miles ♦
M4 at Maidenhead - (J8/9) 12.5 miles ♦ Goring on Thames - 6 miles
♦ Pangbourne on Thames - 6 miles
(Distances approximate)

Set in an elevated position capturing the most breath taking unspoilt rural landscape views, yet just a short distance away from excellent road and rail links, including mainline railway station with links to London Paddington within the hour.

A delightful 6 bedroom former Victorian Farmhouse in a quiet rural setting, with wonderful gardens and adjoining paddock of just over 2/3 of an Acre plus 2 detached outbuildings.

- ♦ Entrance Hall
- ♦ Cloakroom
- ♦ Study
- ♦ Dining Room
- ♦ Kitchen Breakfast Room
- ♦ Utility Room
- ♦ Sitting Room with Jet Master Fire
- ♦ Main bedroom with Ensuite
- ♦ 3 Further Bedrooms
- ♦ Family Bathroom
- ♦ Second Staircase to Second Floor
- ♦ Bedroom with large Eaves Cupboard
- ♦ Bedroom with Ensuite Bathroom
- ♦ Gated Driveway
- ♦ Detached Barn
- ♦ Open Garage
- ♦ Gardens and Paddock of just over 2/3 of an Acre



SITUATION

Ipsden is a small village situated on the edge of the Chilterns overlooking the Thames Valley, surrounded by a dramatic, unspoilt rural landscape which is designated an "Area of Outstanding Natural Beauty" with undulating hills and beech woodlands. The village contains a number of active farms and still today maintains its close links with the land and the rural way of life.

Relatively unchanged and retaining its tranquil atmosphere, the village has a 13th century church, a family run Post Office/general stores, a village hall, a thriving nursery school in the old village school, playground, an amateur dramatics society and a well-supported cricket ground and team. There is also the award winning Blue Tin café and farm shop which sells fantastic quality homegrown rare breed meats using natural, traditional methods, as well as lots of other local produce.

The local pub is a lovely 17th century brick and flint Inn, The King William IV, which has a spectacular position and is well known for its good food. There are good schools in the local area, both state and private, and for rail commuters there are mainline stations locally at Cholsey and Goring providing fast services up to London (Paddington) via Reading. [Frequent buses on the main road go to Oxford and Reading].

The historic old market town of Wallingford, situated by the Thames and granted a charter in 1155 by Henry II, offers an excellent range of shops, including a Waitrose, and the important centres of Henley on Thames, Oxford and Reading are all within easy driving distance, as are both the M4 and M40 motorways.





PROPERTY DESCRIPTION

Hill Farm House is thought to date back to around 1840's. A former Farm house, it has red brick elevations with hanging tiles under a tiled roof. Rare to the market, the current owner has lived there for 44 years and the position of the property and views are truly spectacular, captured from multiple rooms. Entrance is into the hallway which has a cloakroom, boiler cupboard and staircase. Also off the hall is the study/office with wood burner. Doors lead you through to the dining room which has a bay window and French doors taking you onto the terrace and offering a perfect "al fresco" drinking and dining opportunity. Both

the kitchen and the sitting room connect through from the dining room, with the kitchen being at the front of the house. The kitchen is fully fitted with a breakfast area with bench seat plus understairs cupboard. There is a separate utility room with stable door. The sitting room is triple aspect, with wraparound views of the stunning surroundings. Upstairs, the first floor has 4 bedrooms and 2 bathrooms, the main bedroom benefitting from having an ensuite bathroom and double built in wardrobes and shelving cupboard. A further staircase then takes you up to the top floor which has 2 bedrooms, one with an ensuite bathroom and the other with a large eaves' storage cupboard.





OUTSIDE

The property is approached from a country lane with gates taking you onto the driveway which is fully gravelled and extends out in-between the barn and the open garaging allowing for parking for several cars. The detached barn sits across from the house and has potential to be converted to provide extra accommodation such as a home office or gym. The oil tank is situated at the far end of the barn and was replaced just 4 years ago. Opposite the barn is the open garaging. Both the barn and garaging have electric connected to them.

At the front of the house is hedging which runs alongside the lane to the entrance gates providing privacy. Inside the property's boundary there is a pathway wrapping round the front of the house leading to the gardens. The gardens extend to just over 2/3 of an acre and look over a truly spectacular scene of rolling

hills, elevated woodland and across to the Chiltern Valley. The gardens themselves have several parts. There is a working part of the garden with a greenhouse and fruit cages as well as raised planted beds. Several planted borders provide features within the large lawned area alongside specimen trees and flowers, such as Snowdrops, Aconites and Daffodils flowering year on year. An old well can be found hidden within a rockery - a reminder of the age and history of the property. With doors leading from both the dining and sitting room onto the terrace, the house has a wonderful connection to outside and the west facing terrace is a perfect entertaining and dining area to enjoy wonderful days and beautiful sunsets. From the garden is access to the adjoining paddock which has been a wedding venue for over 100 people previously. The location and grounds are incredible and an early viewing is recommended.

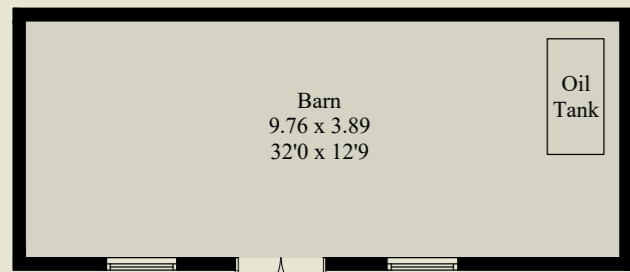
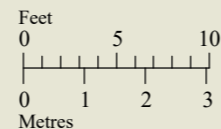


Hill Farm House, Ipsden, Oxfordshire, OX10 6AD

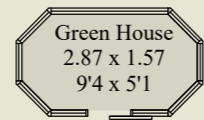
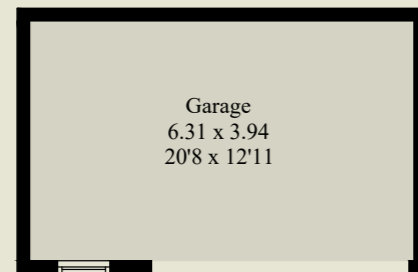
Approximate Gross Internal Area = 213 sq m / 2292 sq ft

Limited Use Area = 16 sq m / 172 sq ft Outbuildings = 66 sq m / 710 sq ft

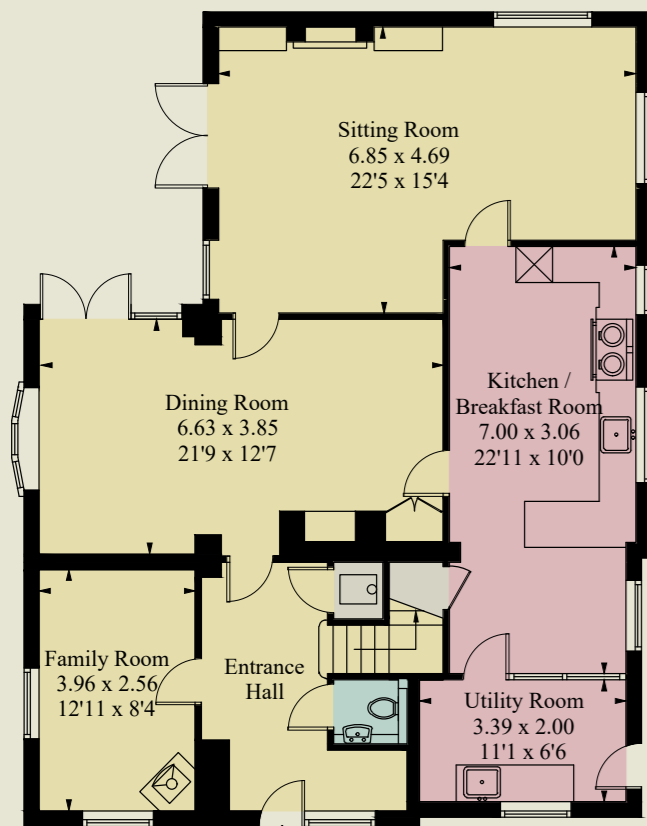
Total = 295 sq m / 3175 sq ft



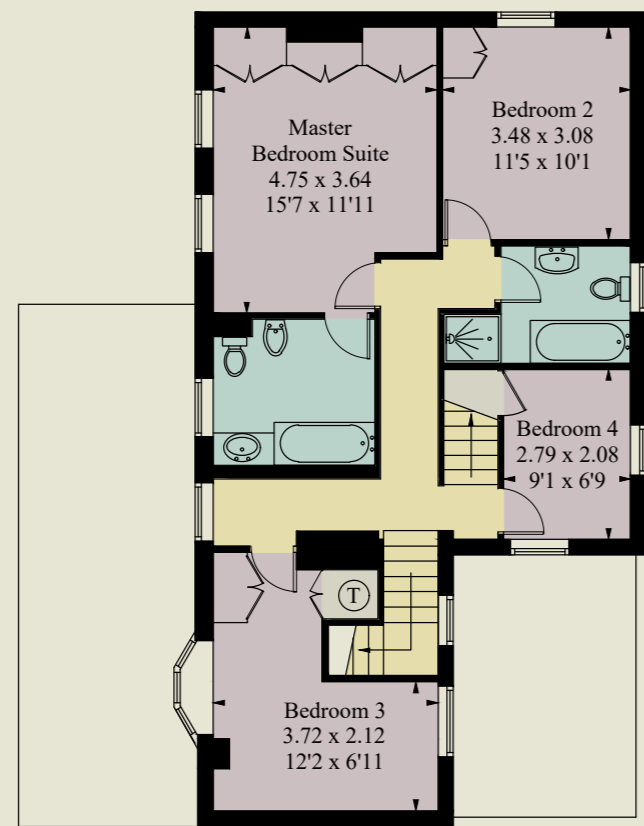
(Not Shown In Actual Location / Orientation)



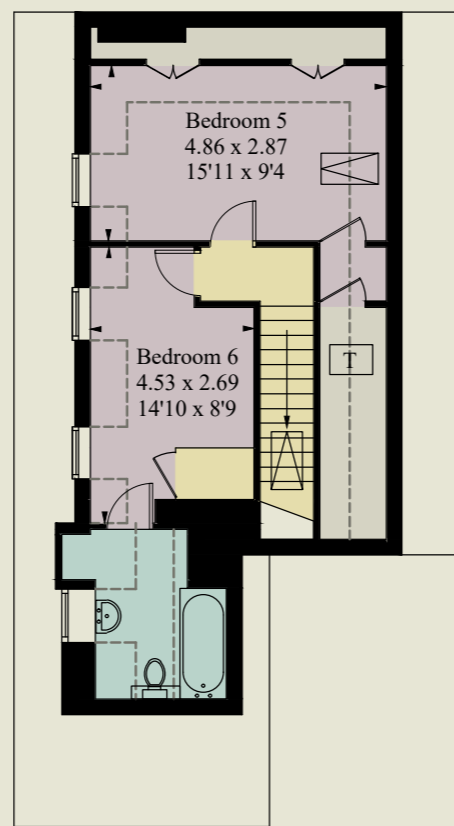
= Reduced head height below 1.5 m



Ground Floor



First Floor



Second Floor

CREATESPACE DESIGN ref 554

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: Mains water and electric are connected to the property. Heating and hot water from oil central heating, boiler located in a cupboard in the hallway. Cesspool drainage.

Council Tax: G

Energy Performance Rating: 47 E

Postcode: OX10 6AD

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn right and proceed up the High Street to the railway bridge junction. Turn right and then left at the Queens Arms pub on the Reading Road. After approx. 3 miles on reaching Crays Pond turn left towards Woodcote (Goring Road). Proceed into Woodcote village and pass the village green on your right and straight out of the village to the A4074, then turn left. Carry on for about 2 miles and then take the right hand turn just past A F Jones Stonemasons onto Church Lane and follow the signs for King William Public House. Carry on along the road and turn left before the road turns into Well Place Road, then in about 100 metres turn right, again following signs to The King William. Carry on past the King William on your left and Hill Farm House will be found a short distance along on the right hand side.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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