

GREEN &
CO



Lodge Farm House Pusey Faringdon Oxfordshire SN7 8QD



GREEN &
CO

Description

The former farmhouse to Lodge Farm, having formed part of the Pusey Estate, Lodge Farm House sits within a small hamlet of six houses and barn conversions in a truly private position within open farmland and a good distance from all roads and public rights of way. The lovely farmhouse kitchen, complete with traditional but recently installed AGA, is a true heart of the home. Adjacent to the kitchen, a superb dining room affording views over the gardens. A traditional larder is equipped with a cold shelf and a large utility room adjoin. Modern bathrooms and a shower room effortlessly blend with the abundance of period features found throughout the property, striking a harmonious balance between old-world charm and contemporary comfort. Four good reception rooms (two with wood burning stoves) and six large bedrooms three with period fireplaces provide extensive attractive accommodation for family and guests. The picturesque gardens are to the south of the house. Step beyond the gardens to discover your own private paddock, bounded by mature woodland to the south. In all the plot extends to about 1.6 acres with ample gravelled driveway parking to the front of the house. History buffs will delight in the tales of Pusey, a Saxon settlement steeped in captivating stories. Legend has it that the Pusey family, who held the manor since ancient times, received their grant from none other than King Canute himself. The fascinating Pusey Horn, a precious relic from this era, can be found at the Victoria and Albert Museum in London;

<https://collections.vam.ac.uk/item/O84673/the-pusey-horn-horn-and-case-unknown>

For families, this area boasts an outstanding selection of renowned schools, including Abingdon School, Our Lady's, Cothill, St. Hughes, The Dragon, and St. Helens, ensuring the greatest education opportunities for the younger generation. With local shopping and services in Southmoor and Stanford in the Vale, nearby towns such as Bampton, Faringdon, and Wantage offer a wider array of shops and amenities to cater to your every need.



33 Market Place, Wantage, Oxon, OX12 8AL t:01235 763562 e:sales@greenand.co.uk



This is a picture-perfect farmhouse. Rich with history and character, yet thoughtfully improved for modern living, it provides a truly exceptional family haven just waiting to be called home with the opportunity for the next custodian to make a mark with improvements of their own. The current owners have obtained Listed building consent to reinstate former bay windows to the south for example. We cordially invite you to experience the allure of this property yourself - a viewing awaits you. Do not miss this rare opportunity to possess a slice of Oxfordshire's enduring charm.

Agent's Note

The vendor of this property is a Partner at Green & Co. The vendor has obtained planning permission to construct a new property in an adjacent plot details of which can be found here;

<https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P23/V1014/FUL>.

Other Material Information

Water supply sub-metered from Thames Water shared with others. Private drainage. A neighbour has a right of way over part of the front drive. The new owner will be required to contribute to the upkeep of the drive from the B4508, shared with others. There is plenty of parking but some specific areas where one isn't authorised to park. Electric heating. A condition of the planning permission for the adjacent land is to convert the dwellings back into one when Council Tax will be re-assessed. There is a restrictive covenant preventing pigs being kept at the property and those around it.

33 Market Place, Wantage, Oxon, OX12 8AL t:01235 763562 e:sales@greenand.co.uk

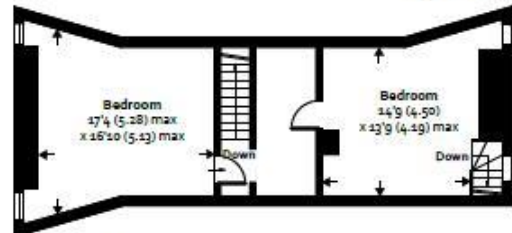




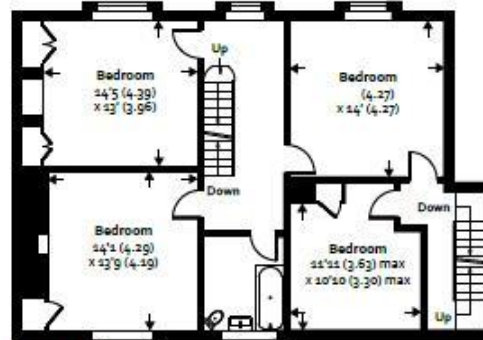
GREEN & CO

Lodge Farm House, Pusey, Faringdon

Approximate Area = 4,239 sq ft / 393.8 sq m
For identification only - Not to scale



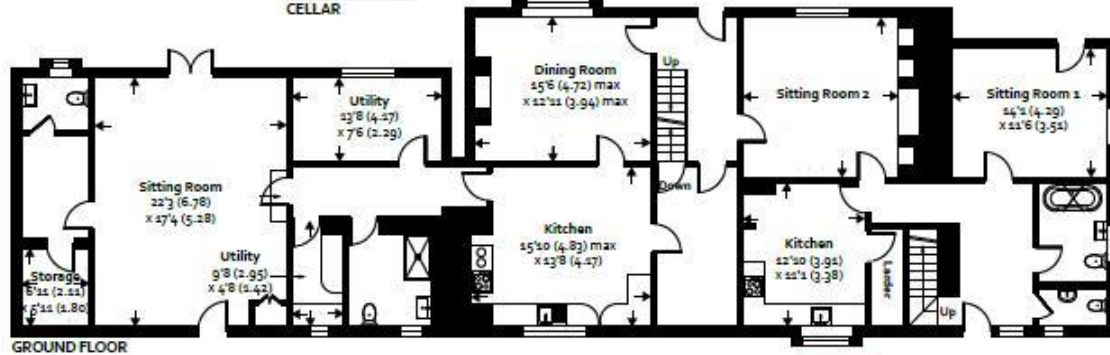
SECOND FLOOR



FIRST FLOOR



CELLAR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © 19/10/2023. Produced for Green & Co. REF: 1013289



Connectivity

Mbps download 7.94 Mbps upload 2.81 reading at 19:42 on July 25th 2023.

What3Words House

w3w.co/streamers.elevated.mows.

What3Words Drive

w3w.co/devours.graphics.summaries.

EER

Grade II Listed exemption.

Council Tax Band

To be reassessed.

Tenure

Freehold.



33 Market Place, Wantage, Oxon, OX12 8AL t:01235 763562 e:sales@greenand.co.uk

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit www.greenand.co.uk/primary-policy-and-notice.