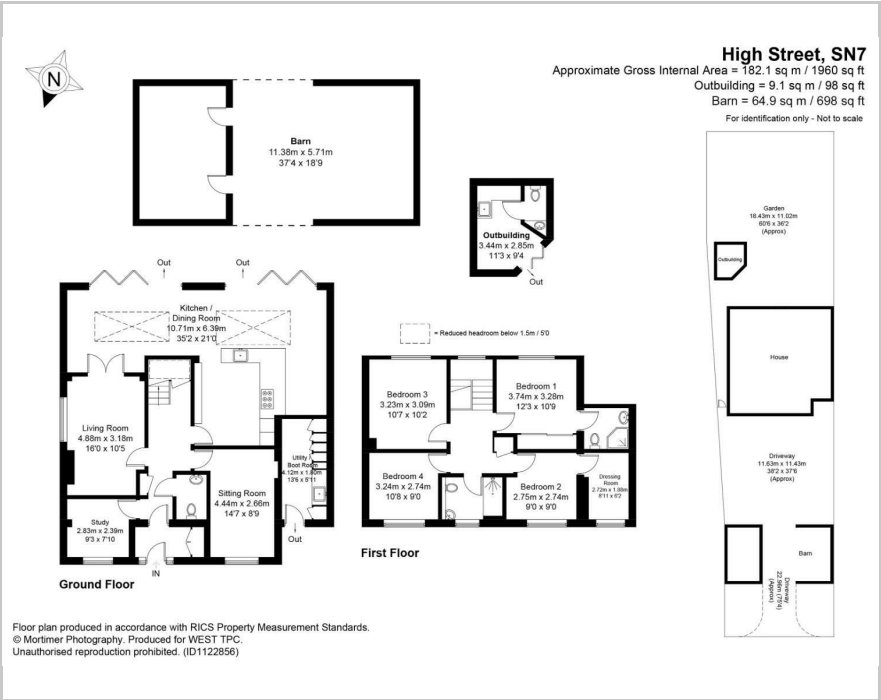




Telford High Street, Nr Faringdon, SN7 8RN
Guide Price £850,000

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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A DETACHED VILLAGE HOUSE + AN ANCIENT BARN + AN UNINTERRUPTED RURAL VIEW

Accommodation

- Ensemble of a contemporary house & an ancient barn
- Wonderful sociable village environment south of Oxford
- Uninterrupted view from the gardens to the Ridgeway
- Striking substantial contemporary 'social' kitchen space
- 4 Recep Rooms - 4 Beds - 2 Bath / Shower rooms
- Landscaped gardens with a modern outbuilding
- The barn has current planning consent for ancillary accommodation
- Village hub and farm shop
- Detached Party/Entertainment Building in the garden, heated with kitchen & cloakroom.
- Oxford c.13.6 Miles Didcot Station c.14.6 miles

From Oxford take the A420 Swindon road and proceed for around 11 miles to the Kingston Bagpuize / Witney roundabout and continue straight over on to the dual carriageway at the end of which you will after half a mile arrive at the right hand turning to the village of Hinton Waldrist. On entering the village proceed along High Street passing the turning left to Duxford (No Through Road) and you



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower ranking scales			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher ranking scales			
England & Wales		EU Directive 2002/91/EC	