

THE OLD SCHOOL HOUSE

LITTLE FARINGDON, OXFORDSHIRE



Lechlade 1 mile, Burford 7 miles, Cirencester 14 miles.
Oxford 25 miles, Cheltenham 27 miles. Charlbury
Station 16 miles (London Paddington from 67 minutes)
(all times and distances are approximate)

A BEAUTIFULLY PRESENTED
DETACHED THREE BEDROOM
SCHOOL HOUSE WITH
PARKING AND STUNNING
GARDENS. SITUATED IN
THE DESIRABLE VILLAGE OF
LITTLE FARINGDON.

Ground Floor: Entrance Hall • Sitting Room • Kitchen/
Breakfast Room • Utility/Cloakroom • Garden Room

First Floor: Principal Bedroom with En Suite • Guest
Bedroom with En Suite • Third Bedroom

Outside: Driveway Parking • Front • Side and Rear
Gardens • Greenhouse • Office



Burford Office: 2 Lower High Street, Burford,
Oxfordshire, OX18 4RR T 01993 822325
E katy@butlersherborn.co.uk
www.butlersherborn.co.uk

The London Office: 40 St James's Place, London,
SW1A 1NS. T 0207 839 0888 E enquiries@tlo.co.uk
www.tlo.co.uk

DESCRIPTION

Having been enjoyed and loved by the current owners for the past 25 years, The Old School House is an attractive detached period property, prominently located in the village and believed to have dated back to 1847. Once the village school, the property enjoys original features such as stone mullion windows, exposed beams and a pretty entrance porch with school bell. The School House enjoys beautifully tended gardens to the front, side and rear with natural pond and private patio terrace, in all approximately 0.42 of an acre.



ACCOMMODATION

Ground Floor

The front door opens into the entrance porch with recesses either side and the main hall. From the hall a door leads to the sitting room with stone mullion windows to the front and side, bespoke shelving and stone fireplace with wood burner. Kitchen with windows overlooking the front garden, a side arch window and a door to the side. An Aga, tiled flooring, Belfast sink, matching wall and base units, brushed concrete work surfaces and a built in oven. Spaces for the dishwasher and a fridge freezer. Pantry cupboard. The kitchen wraps around to the breakfast room with double doors to the rear patio terrace and a door to the garden room/snug with a window to the rear and doors to the rear and side gardens. To the far end of the inner hall is the utility/cloakroom with plumbing for a washing machine and tumble dryer, gas boiler, single shower, Belfast wash hand basin, WC and doors to the side and rear gardens.

First Floor

Stairs rise from the hall to the first floor landing. Principal bedroom with windows to the front and side, exposed beams, two built in wardrobes and ensuite bathroom with window to the front, bath with shower over, wash hand basin, WC and linen cupboard. Guest bedroom with windows to the front and side, built in wardrobe and en suite with double shower, wash hand basin and WC. Double bedroom with window to the rear, exposed beams and built in cupboard.

OUTSIDE

To the front of the property is a gravel parking area with a gate to the garden and paved path to the entrance. The front garden is mainly laid to lawn with well stocked borders, a range of shrubs for all seasons and a stone arch with door to the side garden.



The side garden, which wraps around to the rear garden, is bound by Cotswold stone wall and has a further lawned area, well stocked borders and pretty stone pond.

The rear garden, which backs onto paddock land with fields beyond has a patio terrace, extensive lawn with flowering cherry blossom, damson, pear plum and fig trees, natural pond, garden sheds, greenhouse and fenced area, currently used to house chickens. Tucked away to the side of the rear garden is a home office.

SITUATION & AMENITIES

The Old School House is situated approximately 1 mile from the market town of Lechlade, which lies on the Thames and has several independent shops, a small supermarket, bakery, cafes, several pubs, a doctors' surgery, and a library. Cirencester provides more comprehensive facilities including an excellent range of independent shops, boutiques, and restaurants as well as regular markets and three supermarkets, including Waitrose. There are many highly regarded gastro pubs in the area including The Bell Inn at Langford and The Five Alls in Filkins. The highly regarded Thyme Hotel and Spa is within 3 miles and Daylesford Organic, Soho Farmhouse, and the larger centres of Oxford and Cheltenham are within easy driving distance, providing a wider range of facilities including cultural and recreational amenities.

Communications are good with road links to London and beyond via the A40/ M40 (J8) near Oxford or the M4 at Swindon (J15), and trains from either Charlbury or Swindon to Paddington, and from Swindon to Bath and Bristol.

Sporting facilities in the area include golf at Burford, Highworth and Witney; and racing at Cheltenham, Stratford and Newbury. Little Faringdon is located close to the boundary of the Cotswold Water Park providing various water sports. Trout fishing is offered at Lechlade.

State and private schooling is excellent with a primary school located a mile away in Langford, (Ofsted Good) and a highly regarded secondary school in Burford (Ofsted Good).

Private schools nearby include Hatherop Castle, Cokethorpe and St Hugh's and there are many excellent schools around Cirencester, Cheltenham and Oxford.

SERVICES

Mains electricity. Gas fired central heating (boiler located in the utility room). Oil for the Aga only. Private water supply (stopcock located in the garden room). Shared private drainage. Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation. Some of the contents may also be available by negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold

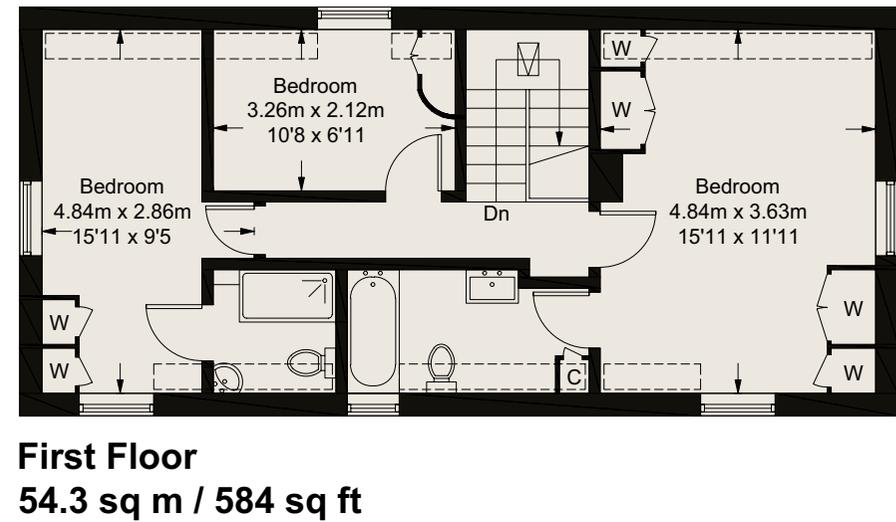
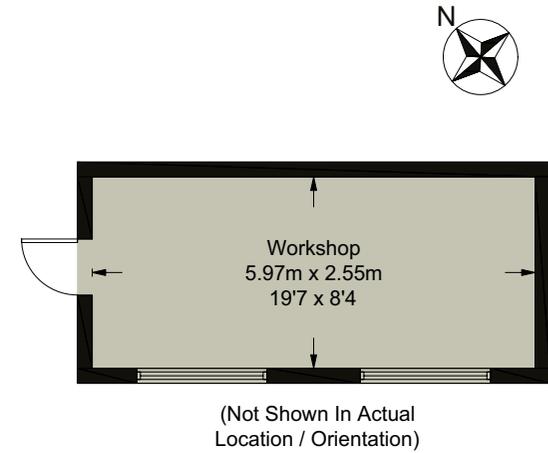
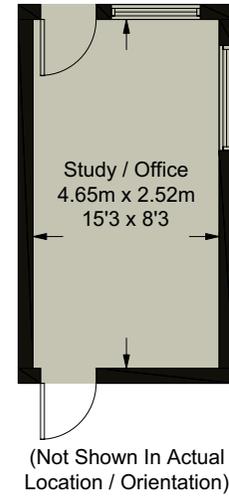
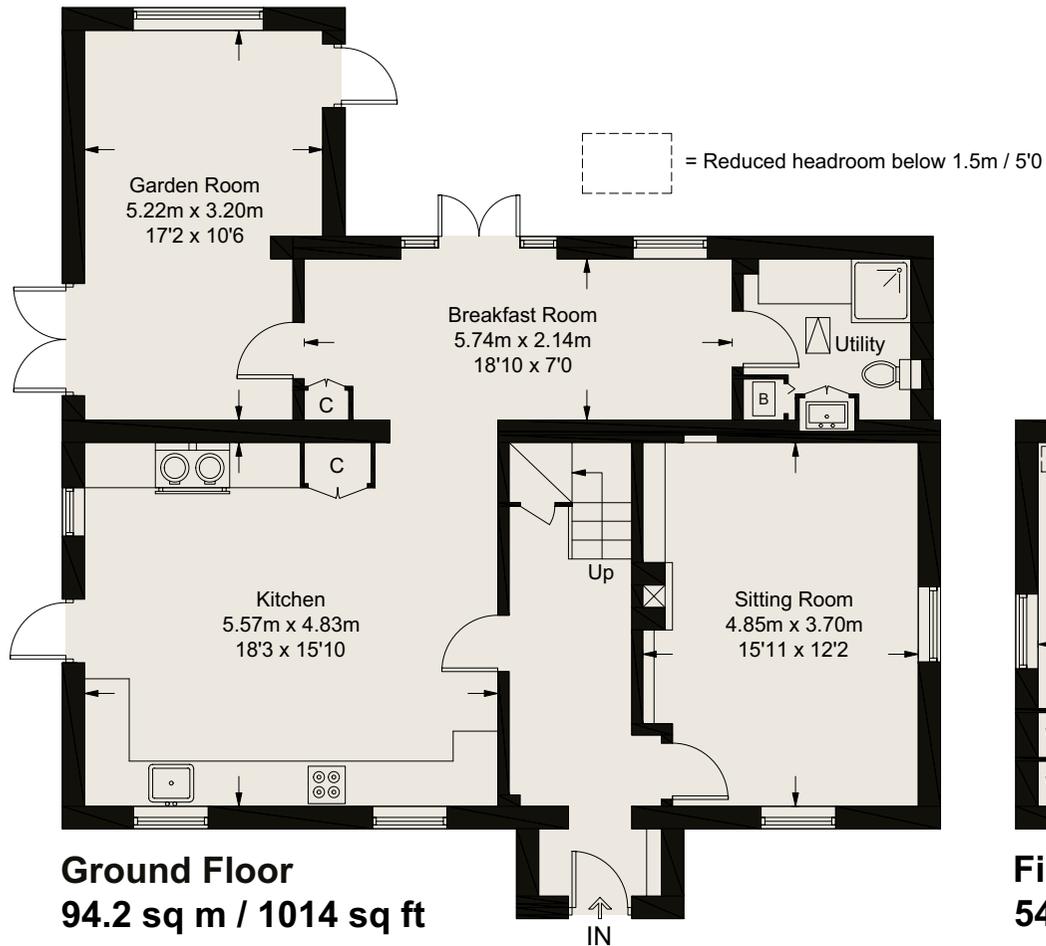
LOCAL AUTHORITY

West Oxfordshire District Council, Church Green, Witney, Oxfordshire. T 01993 861000 W westoxon.gov.uk

COUNCIL TAX

Band F





Approximate Gross Internal Area = 148.5 sq m / 1598 sq ft
 Outbuildings = 26.8 sq m / 288 sq ft
 Total = 175.3 sq m / 1886 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1061787)



VIEWINGS

Please telephone Katy at Butler Sherborn, Burford Office
T 01993 822325 or The London Office T 0207 839 0888.
E katy@butlersherborn.co.uk

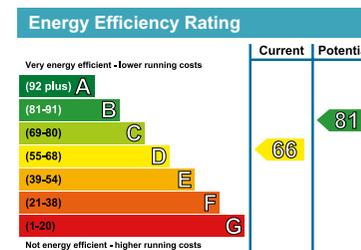
DIRECTIONS (POSTCODE GL7 3QN)

From Burford take the A361 signposted for Lechlade. After approximately 6 miles turn left to Little Faringdon and The Old School House can be found on the left hand side.

what3words: importers.measures.twist



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