



Butterwell House
Charney Bassett, Oxfordshire

TO LET

A modern detached family home set within the grounds of a working farm, having fantastic views over the surround countryside

Accommodation

Entrance • 2 Reception Rooms • Kitchen/Breakfast Room • Utility Room • Cloakroom
3 Bedrooms • En-suite Shower Rooms • Family Bathroom
Enclosed Garden • Patio Area • Parking

Description

Butterwell House a modern family house, having superb views over the surrounding countryside and located on a private and rural farm. The property benefits from well-proportioned accommodation over 2 floors with high ceilings and modern fittings throughout.

The property sits within a courtyard setting on the edge of a farm, located at the end of the drive, with only 2 other neighbouring houses. The property also benefits from a private enclosed garden, parking and exceptional countryside views.

Situation & Amenities

Wantage 7 miles • Faringdon 7 miles • Oxford 13 miles • Swindon 19 miles
(all distances approximate)

Charney Bassett itself lies in a Conservation Area in the heart of rural Oxfordshire, approximately 13 miles south west of Oxford. The village benefits from a parish church (St Peters), a village hall and playground.



Schools
St. Hughes Preparatory School 5 miles



Pub
The Chequers Inn 1 mile



Train Station
Didcot Parkway 12 miles



Shops
Village shop 2 miles
Extensive shopping 7 miles





Fixtures and Fittings

Available to let unfurnished. Integral oven, hob and extractor over. Space for dishwasher. Utility Room: Space for washing machine, tumble dryer and American style fridge freezer.

(Please note any items shown in marketing material or during a viewing may be subject to change prior to a tenancy commencing).

Services



Mains Water (included in the rent)



Mains electricity



Private drainage



Oil fired central heating. Underfloor heating on the ground floor bathroom and En-Suite.



Telephone and Broadband subject to individual packages and BT transfer regulations.

Accessibility can be checked online via; checker.ofcom.org.uk.

Outgoings The tenant(s) will be responsible for all outgoing and running costs (excluding water) during the tenancy, to include Council Tax and 5 weeks rent as security deposit

Vale of White Horse District Council - Band F.

Viewings Strictly by appointment - Tel: 01993 822325.

Directions OX12 0ET

From Faringdon travel on the A420 towards Oxford for approximately 6.5 miles. Just after the roads converts to a dual carriageway, take the first right hand turning signed to Charney Bassett and Denchworth. Continue straight over the mini roundabout to Charney Bassett. Continue on this road for 1.5 miles and the driveway for New Manor Farm will then be found on the left hand side before reaching the village of Charney Bassett. Proceed down the driveway, passing the cottage and all farm buildings. Butterwell House will then be found straight ahead, the middle of the 3 properties, with parking immediately to the front of the house.

What3Words: [///fortnight.averages.outsize](https://www.what3words.com/fortnight.averages.outsize)



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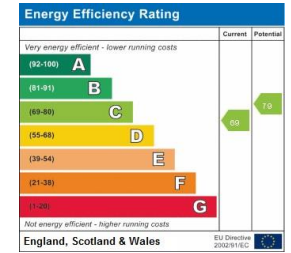


Butterwell House, New Manor Farm, Charney Bassett, OX12 0ET



Illustration for identification purposes only, measurements are approximate, not to scale. (ID839851)

Approximate Gross Internal Area
144.9 sq m / 1559 sq ft



Disclaimer

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn LLP, nor the landlord, accepts responsibility for any error that these particulars may contain however caused. Neither the partners nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before traveling to view this property.