



**Field 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

Reception Hall • 2 Reception Rooms • Kitchen/Dining Room • Utility Room • Cloakroom  
4 Bedrooms • 2 En-suite's • Family Bathroom  
Enclosed Garden • Patio Area • Garage • Parking

## Description

Field House is a detached 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



### Burford Office

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### 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.

## Fixtures and Fittings

Available to let **unfurnished**. Integral oven, hob and extractor over. Space for dishwasher and American Style Fridge Freezer. Utility Room: Space for washing machine and tumble dryer.

*(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, family bathroom & En-Suite's
-  Telephone and Broadband availability 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 (banding currently being assessed) – Vale of White Horse District Council .

**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. Field House will be found on the right hand side of the 3 properties, with parking immediately to the front of the house.

## What3Words: ///supplied.resones.bath

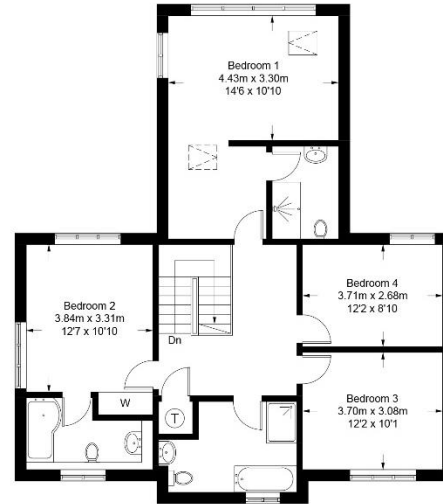




# Field House, New Manor Farm, Longworth Road, Charney Bassett, OX12 0ET



Ground Floor - 103.9 sq m / 1118 sq ft



First Floor - 94.7 sq m / 1019 sq ft

| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| A   | (92-100) |         |           |
| B   | (81-91)  |         |           |
| C   | (69-80)  |         |           |
| D   | (55-68)  |         |           |
| E   | (39-54)  |         |           |
| F   | (21-38)  |         |           |
| G   | (1-20)   |         |           |
| Not energy efficient - higher running costs |          |         |           |
| England, Scotland & Wales                   |          |         |           |
| EU Directive 2002/91/EC                     |          |         |           |

Approximate Gross Internal Area = 198.6 sq m / 2137 sq ft  
 Garage = 17.2 sq m / 185 sq ft  
 Total = 215.8 sq m / 2322 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1081457)



