

WEALD FARMHOUSE

WEALD, BAMPTON, OXFORDSHIRE



Burford 8 miles, Cirencester 21 miles,
Oxford 22 miles, Witney 6 miles, Oxford Parkway
Station 17 miles (London Marylebone from
55 minutes) Didcot Station 21 miles (London,
Paddington from 37 minutes)
(All times and distances approximate).

**An imposing and beautifully
refurbished detached Georgian
House with additional detached barn,
one bed room annex, gardens and
driveway. Located in the desirable
hamlet of Weald.**

Butler 
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Ground Floor: Kitchen/Breakfast room • Dining room
Utility • Cloakroom • Sitting room • Bathroom with
sauna • Study/Boot room

First Floor: Principal bedroom with adjoining shower
room • three further double bedrooms • Family
Bathroom

Outside: Lawned front garden • Detached stone barn
One bedroom annexe • Studio room • Private rear
garden • Driveway parking for several vehicles

DESCRIPTION

Nestled in the heart of the countryside Weald Farmhouse is a beautifully refurbished and extended period farmhouse which seamlessly blends timeless charm with modern luxury. The original structure, showcasing the authentic character of its era, has been thoughtfully enhanced with a sympathetic glass and oak extension that expands the kitchen space while preserving the property's historical integrity.

Weald Farmhouse is a stunning example of a harmonious blend of old and new and offers the perfect countryside retreat. With four bedrooms, this home is ideal for a family looking for a peaceful, character-filled



residence located in the quiet hamlet of Weald in between the popular villages of Bampton and Clanfield where you can find many fantastic pubs, restaurants and amenities.

OUTSIDE

The gardens at Weald Farmhouse are private and mature with apple trees and a vegetable patch. There is a studio at the back of the property which would be perfect as a home gym, office or additional accommodation. The one bedroom annex is also to the rear of the property and is currently running as a successful Air Bnb.

At the front of the property, there is a beautiful traditional stone barn which is currently used as storage but there is potential for this to be converted into further accommodation (subject to planning permission). There is driveway parking for several cars.

SITUATION & AMENITIES

Weald is a pretty hamlet on the outskirts of Bampton, a small town which offers an excellent range of local shops, medical

surgery, library, primary school and various public houses, together with a fine Parish Church. Extensive and varied shopping and leisure facilities are available in the nearby market towns of Faringdon and Witney, whilst the City of Oxford provides the main shopping and cultural centre for the area. There is excellent schooling in the area including Hatherop Castle and St. Hugh's in Carswell, as well as The Dragon School in Oxford.

SERVICES

Mains water, electricity and drainage. Oil fired central heating and LPG gas. Gigaclear. (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 particulars are included in the sale. Some additional items may be available by separate 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 quasieasements 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

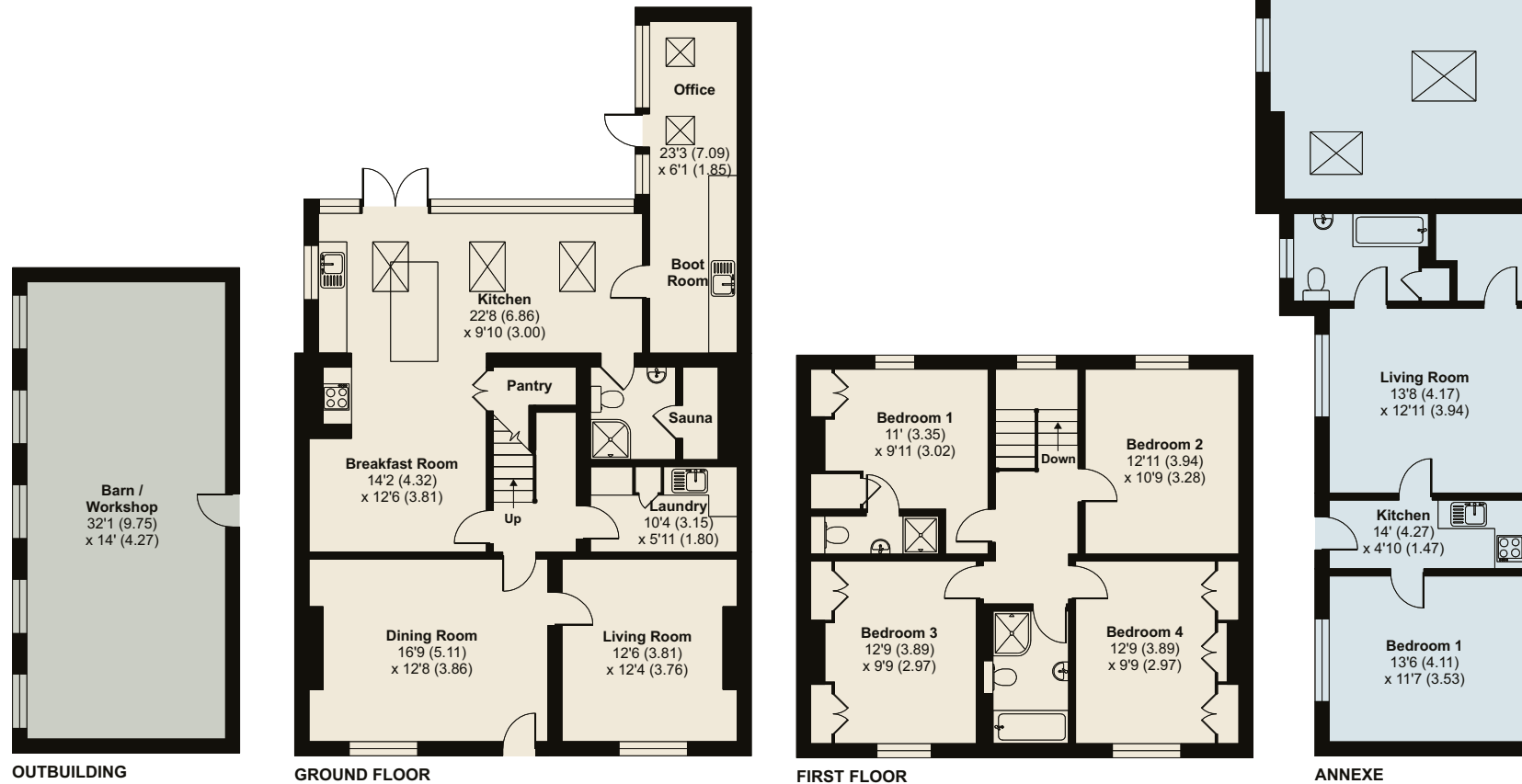
COUNCIL TAX: Band E



Annexe

Approximate Area = 1988 sq ft / 184.7 sq m
 Annexe = 523 sq ft / 48.6 sq m
 Studio = 527 sq ft / 48.9 sq m
 Outbuilding = 450 sq ft / 41.8 sq m
 Total = 3488 sq ft / 324 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charlesworth EA Limited. REF: 969664

VIEWINGS

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

DIRECTIONS (Postcode OX18 2HW)

From Burford take the A40 in the direction of Oxford. After 1.9 miles turn right, signposted Brize Norton. Follow this road and at the staggered crossroads proceed straight across into Brize Norton village. Turn right at the T-junction towards Bampton and Carterton and proceed over the mini roundabout towards Bampton on the A4095 for approximately 3 miles. On entering Bampton, cross over the mini roundabout into Bridge Street. After 0.3 miles turn left into Weald Street and follow the road around to the right. Weald Farmhouse will be found on your righthand side opposite a private road.

what3words: ///lifeboats.truffles.bagels



Pubs

Fleur De Lys, Bampton 0.7 miles
The Double Red Duke, Clanfield 1.9 miles



Schools

Bampton CE Primary School 1.1 miles
St Hugh's School 5.5 miles



Train station

Oxford parkway 17 miles
Didcot 21 miles

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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	Current Potential
	55 77

