

POPLAR FARMHOUSE

GRAFTON, OXFORDSHIRE



A beautifully presented six-bedroom Grade II listed Cotswold stone farmhouse with generous garden, situated in a peaceful rural hamlet near the highly desirable village of Langford.

Ground Floor: Dining/Family Room • Kitchen • Study
Breakfast Room/Hall • Snug • Drawing Room • Utility Room

First Floor: Principal Bedroom with dressing area, adjoining bath and shower room • Bedroom two with adjoining shower room • Three further bedrooms
Family bathroom

Second Floor: Two Double Bedrooms

Outside: Driveway • Vegetable Garden • Generous front garden

Butler 
Sherborn

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DESCRIPTION

Charming Grade II Listed Farmhouse with many original features and believed in parts to have dated back as far as the 1630's with later additions in Georgian and Victorian times. Arranged over three floors the farmhouse offers a good degree of living accommodation and is well balanced throughout to provide a comfortable home full of character. The dining/family room offers potential as separate accommodation with bedroom and bathroom above, ideal as additional space for family or guests and allows good flexibility to the main house.

OUTSIDE

Accessed via a gated driveway with parking for several vehicles, the garden wraps around to the rear with a private spot with raised vegetable beds. To the front a well stocked garden with a side rose garden and box hedging, patio and pergola to the front and generous lawned area leading down to a brook at the end. A delightful garden which can be enjoyed and admired throughout all of the seasons.





SERVICES

Mains electricity. Oil fired central heating. Private water supply and drainage. Broadband. (Gigaclear is available in the hamlet). 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 G

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 OX18 2RY)

From Burford take the A361 towards Lechlade. After approximately 4 miles take a left turn into Filkins. In Filkins pick up the Langford sign and follow the road into Langford. Drive through Langford village and continue along the road for a mile until you see the signs for Grafton. Poplar Farmhouse is the second property on the left.

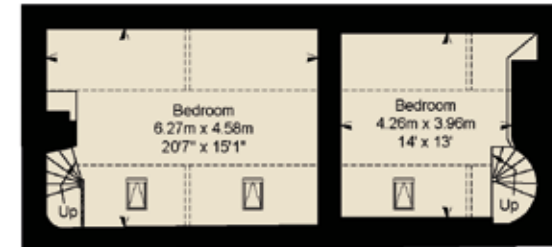
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House Approximate IPMS2 Floor Area 352 sq metres / 3789 sq feet
(Includes Limited Use Area 35 sq metres / 376 sq feet)

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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



Second Floor

= Limited Use Area



Ground Floor



First Floor



Pubs

The Bell, Langford 2 miles
The Double Red Duke, Clanfield 1.9 miles



Schools

Clanfield CE Primary School 1.7 miles
St Hugh's School 7.3 miles
Cokethorpe School 10 miles



Train stations

Oxford parkway 20 miles
Didcot 26 miles



Members Clubs

Thyme Hotel & Spa 6.4 miles
Daylesford Organic Shop and Spa 19.1 miles
Estelle Manor 16.4 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		69
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		

