



Town Farm

Lewknor, Oxfordshire





A Grade II-listed four-bedroom farmhouse with well-established walled gardens and paddock



Summary of accommodation

The Property

Ground floor: Entrance hall | Kitchen | Breakfast room | Dining room | Family room | Study | Utility | WC | Cellar

First floor: Principal bedroom with en suite bathroom | Three further bedrooms | Family shower room

Outside

Front and rear gardens | c.2 acre Paddock | Garage/garden store | Double Car Port

Situation

Times and distances are approximate.



The Oxfordshire village of Lewknor is situated on the northern edge of the Chiltern Hills, a designated Area of Outstanding Natural Beauty, and the Aston Rowant National Nature Reserve.



The village has a range of facilities including a pre-school, CofE primary school which is rated Good by ofstead, a 12th century parish church, the highly-regarded The Leathern Bottle public house, a village hall and recreation ground. Secondary school education can be found at Icknield Community.



The nearby market towns of Watlington and Thame have excellent shopping facilities and the larger towns of Henley-on-Thames and Marlow offer extensive leisure and recreational facilities.



Town Farm, located in the well-linked village of Lewknor in the Chilterns, is ideal for those seeking a village location with easy access to Junction 6 of the M40, linking swiftly to Oxford and London.



Mainline train services run from Haddenham, Thame Parkway, Princes Risborough and High Wycombe to London Marylebone. Bus services run to Heathrow and Gatwick airports.



The Property

This Grade II listed home, originally built as a farmhouse in 1612 and extended in 1790, the property features a distinctive brick and flint exterior with a host of original interior details like exposed timber frames, period fireplaces, and wooden and stone floors. The ground floor features an impressive double-height reception hall leading to a playroom, sitting room, and formal dining room. The kitchen, equipped with an AGA, is complemented by an adjoining utility room, a separate breakfast room, and a study.

The first floor has four spacious bedrooms, including one en suite and a separate shower room. There is also a basement with tremendous scope for conversion into additional living space.





FLOOR PLAN

Approximate Gross Internal Floor Area

Main House: 367 sq m / 3,950 sq ft

Garage: 59 sq m / 633 sq ft

Total Area: 426 sq m / 4,585 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

PROPERTY INFORMATION

Gardens and Grounds

Externally, the property has a block-paved driveway with parking for multiple vehicles, a detached double carport and a garage. The mature, well-tended gardens are of a great size and surrounded by original Grade II-listed walls. The property also benefits from a timber summerhouse and a 2-acre paddock suitable for grazing livestock.

Property Information

Tenure:

Freehold.

Postcode:

OX49 5TN

Services:

Mains electricity, water and drainage.
Oil fired central heating.

Services:

South Oxfordshire Council

Council Tax:

Band F

EPC:

F

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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