



Whites Farm House

Letcombe Bassett, Oxfordshire



A recently refurbished and well-presented farmhouse set in this quiet Oxfordshire valley at the source of the Letcombe Brook.

Wantage 4 miles, Hungerford 14 miles (London Paddington from 47 minutes) Oxford 18 miles

Didcot Parkway station 12 miles (London Paddington from 37 minutes)

(Distances and times approximate).



Summary of accommodation

Entrance/dining hall | Drawing room | Study | Snug | Playroom | Kitchen/breakfast room | Pantry/utility room | Cloakroom | Cellar

Principal bedroom with adjoining bathroom and dressing room | Four further bedrooms | Family bathroom and shower room (adjoining)

Large attic with planning consent to convert into two bedrooms and a bathroom

Outbuildings

Double garage with boiler room and two storerooms beyond

Stable block | Large oak framed barn (with planning consent to convert)

Garden and Grounds

Formal garden and grounds | Woodland and walks along the Letcombe Brook and watercress beds

There is additional land and barns with planning available by separate negotiation (0.30 acres)

In all about 3.23 acres

Situation

Times and distances are approximate



M4 (J14) 11 miles

A34 8 miles at East Hendred



Direct train services to London Paddington from Didcot Parkway (from 37 minutes) or Hungerford (47 minutes)



Pinewood

St Hugh's, Cothill

The Manor

Marlborough College

St Helen and St Katharine

Abingdon School

Radley College

Downe House



The Greyhound, Letcombe Regis

The Sparsholt, Sparsholt

The Eyston Arms East Hendred

The White Horse at Woolstone.



West Berkshire Golf Club

Frilford Heath



There are numerous walks and bridleways within the area as well as easy access to The Ridgeway.



Shopping and recreational needs can be found at Wantage, Oxford, Abbingdon, Newbury and Hungerford.

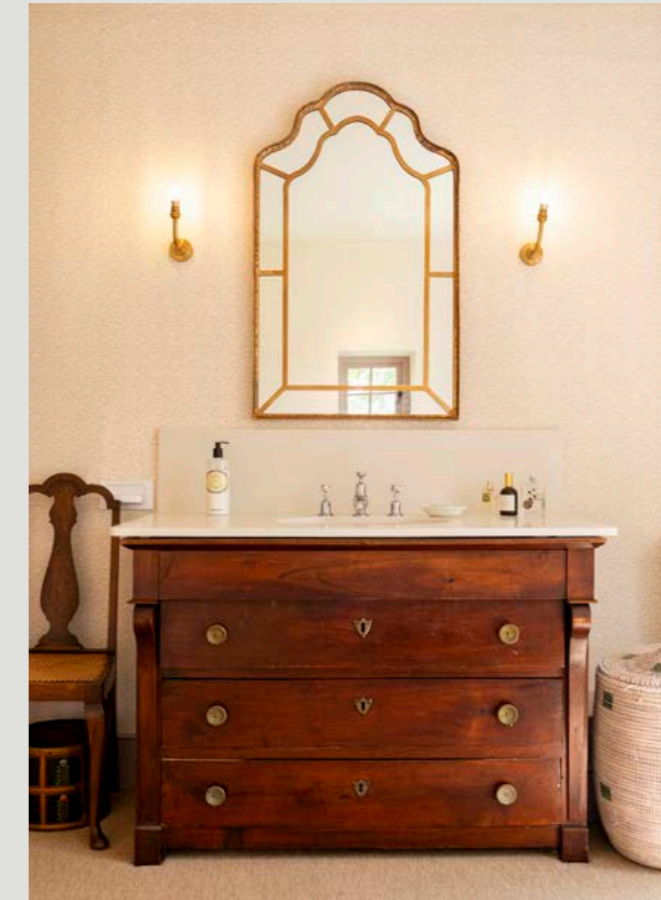


Whites Farm House

Whites Farm House is a well-presented Grade II listed family home, dating from the late 16th and mid 19th Centuries. The property has been refurbished to the highest of standards with great attention to detail and the preservation of many original features, including a priest hole.

There is currently planning permission to extend the house on the ground floor as well as to create further bedrooms on the second floor as required. Situated on the edge of this popular quiet Oxfordshire village, the property enjoys far-reaching views to The Ridgeway and also has views down to the watercress beds on the Letcombe Brook.

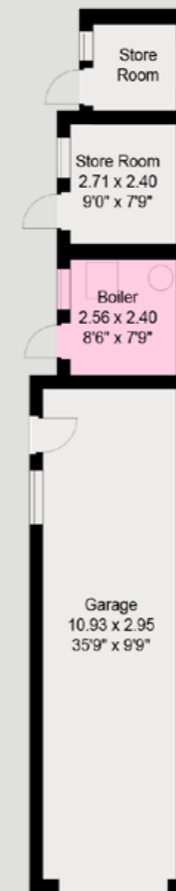
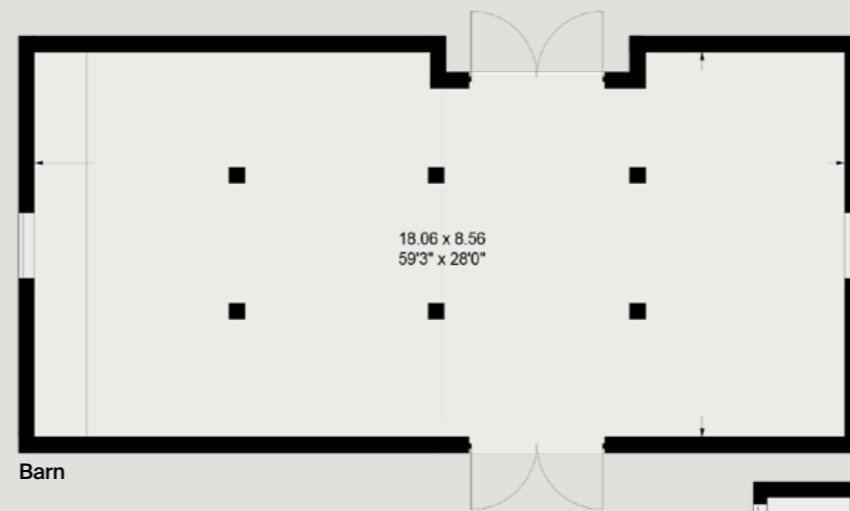
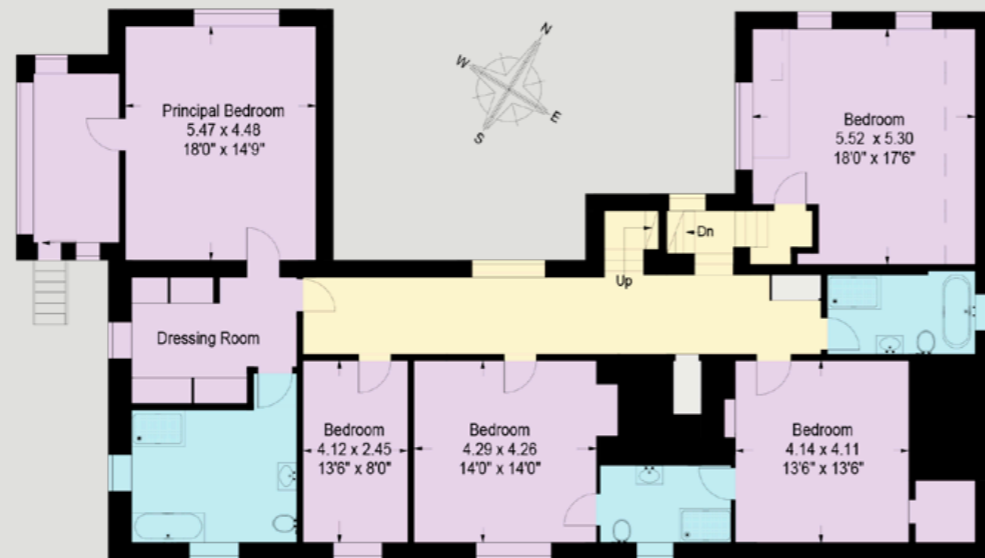
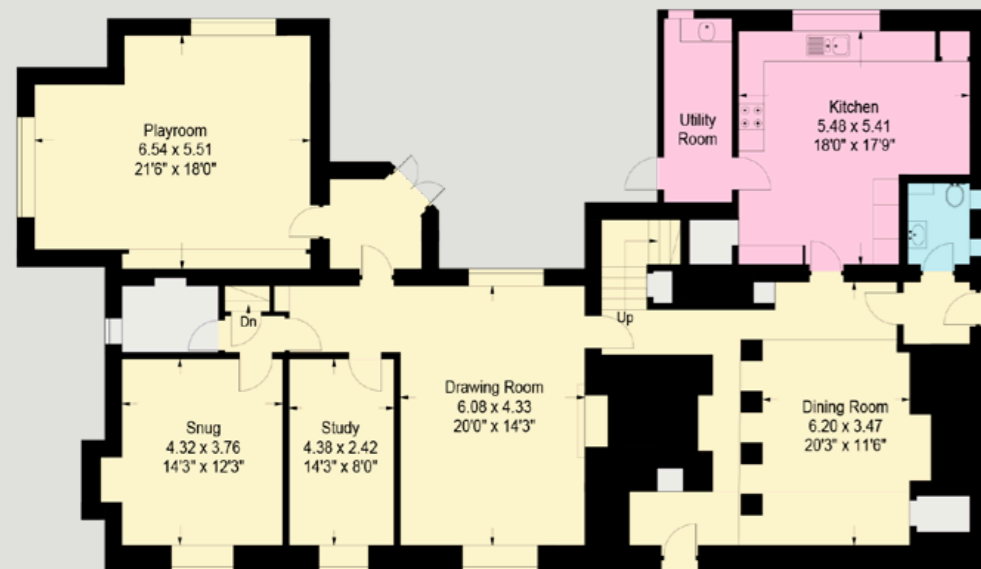




Approximate Gross Internal Floor Area

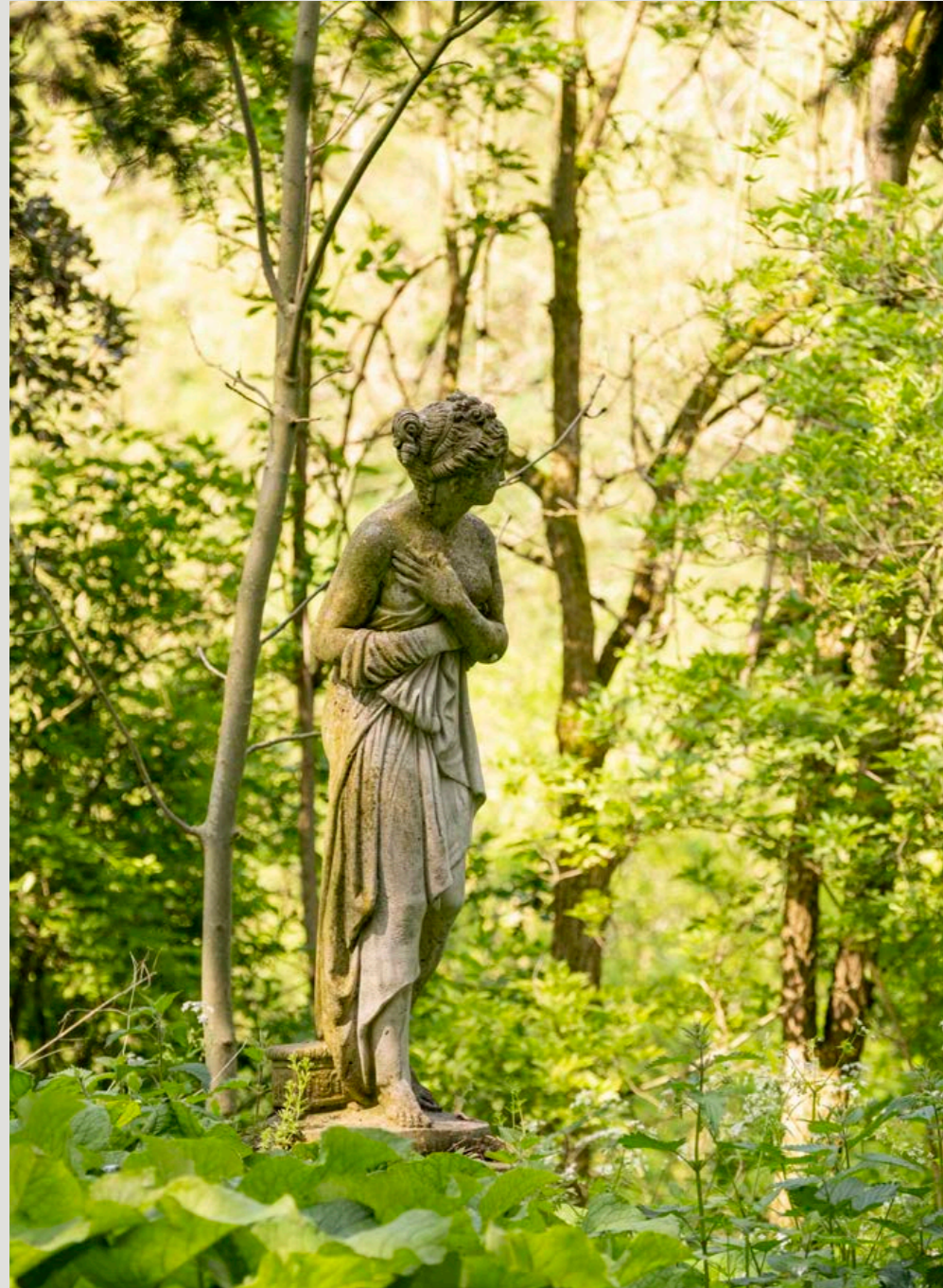
House: 414 sq m / 4,456 sq ft

Barns: 149 sq m / 1,603 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.

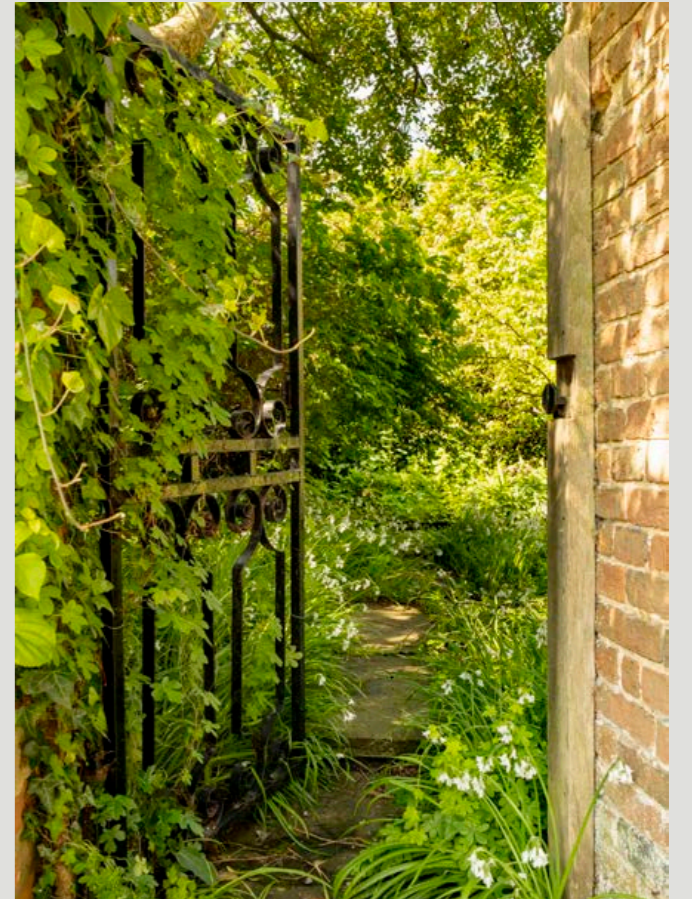


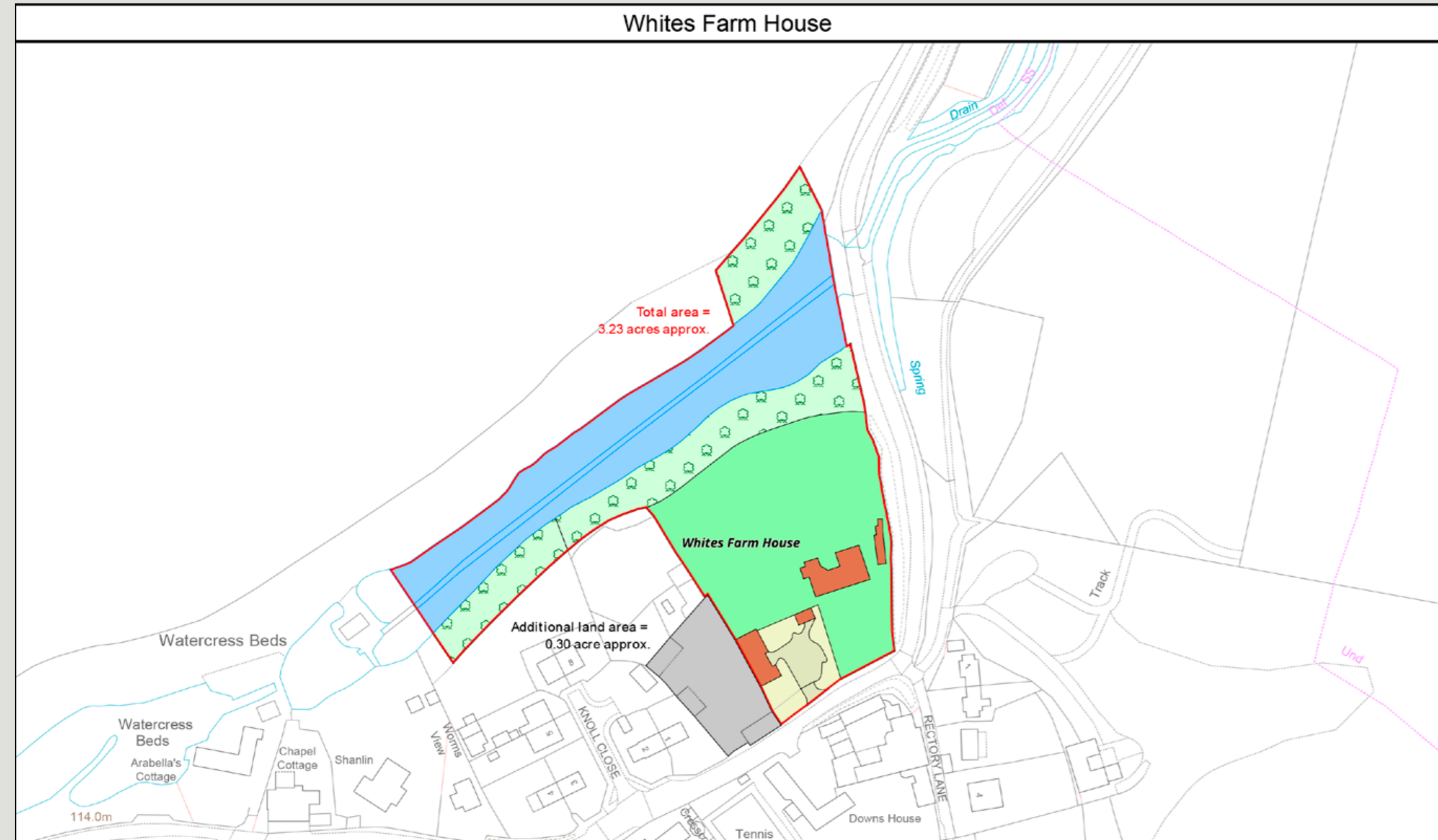


Outside

The garden and grounds surround the house to all sides and there is also a late 17th Century Grade II listed oak framed barn which has planning consent to convert into a four bedroom residential unit if required (planning application number: P22/V2716/LB). Alternatively, this barn could be used as a party barn or potentially as an indoor swimming pool, subject to the necessary consents.

To the west of the house are three other barns, one with consent to convert into residential, and an area of grassland that could be purchased by separate negotiation.





LDS Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk		Date: 15.05.24 Drawn By: CW Scale: 1:1750 @ A4 Plan Ref: 18800	Title Whites Farm House
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Property Information

Services:

Mains water and electricity. Private drainage. Oil heating.

Tenure:

Freehold.

Local Authority:

Vale of White Horse

Council Tax:

Band G

EPC:

Band E

Postcode:

OX12 9LW

what3words:

///boomer.meal.something

Viewings:

All viewings strictly by appointment only through the vendors' 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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Particulars dated May 2024. Photographs and videos dated May 2024. Capture Property 01225 667287

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