



TOWN FARM

Watlington, Oxfordshire



A HANDSOME FARMHOUSE WITH WELL-ESTABLISHED GARDENS

Town Farm is situated in the heart of a delightful village with a great pub and superb connections to London and Oxford

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Local Authority: South Oxfordshire District Council
Council Tax band: F
Tenure/Grade: Freehold/Grade II

Main services: Mains water, electricity and drainage. Oil-fired central heating, Fibre optic broadband.



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. 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







LOCATION

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.



Town Farm, High Street, Lewknor, Watlington, OX49 5TN
Gross Internal Area (Approx.)
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



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