

College Farm House Garford, Oxfordshire



TO LET

A substantial Grade II Listed Period Farmhouse on the edge of the hamlet of Garford

Accommodation

Glazed Hall • 5 Reception Rooms • Kitchen/Breakfast Room • Utility/Boot Room • Bedroom 8, Shower Room • Cloakroom

First floor: 5 Double Bedrooms • 3 Bath/Shower Rooms • Cloakroom

Second floor: 3 Attic Rooms (Bedroom 6, Bedroom 7 & Dressing Room)

Pretty manicured gardens • Orchard • Storage Garage/Wood Store • Private Parking

Barn with 2 internal loose boxes and grassed paddock available by separate negotiation

Description

College Farm House is a Grade II Listed family home, with some parts dating back to the 1600's. The property benefits from modern fixtures and fittings, together with retaining numerous period features throughout.

The gardens to the rear of the property are beautifully manicured with box hedging, mature shrub borders and lawn. Also to the rear of the garden is an orchard, with an abundance of established fruit trees.

Situation & Amenities

Wantage 7 miles • Faringdon 7 miles • Oxford 13 miles • Swindon 19 miles

(all distances approximate)

Garford is a quiet hamlet, situated between Frilford Heath and Wantage, surrounded by open countryside, in the Vale Of White Horse. The hamlet itself has a village hall and chapel dating back to the 13th Century.

The nearby towns of Abingdon and Wantage provide a wide range of shopping facilities and local amenities. The historic University City of Oxford provides further extensive shopping, cultural recreation and architecture.

Frilford Heath Golf Club (choice of three championship course) is within a mile of Garford. Millets Farm is set within 5 acres, having a comprehensive farm shop, bakery, butchers and fishmongers and restaurant.

Train stations at Oxford and Didcot, have mainline stations to London (Paddington) in approx. 40 minutes. In addition Oxford Parkway Station offers services to London Marylebone in approx. 66 minutes. Road communications are excellent, with access to Oxford and Swindon via the A420 and to London via the A34 ring road/M40.

The area is also well known for its excellent independent schools, including St Hughes, Cokethorpe and Cothill, together with both state and private schooling in Abingdon and Oxford.





Fixtures and Fittings

Available to let **Unfurnished**. Electric Aga, integral dishwasher and fridge freezer. Further electric cooker in the rear reception room/annex and space for washing machine.

(Please note items shown in marketing material or during a viewing may be subject to change prior to a tenancy commencing).

The photographs are from a previous marketing campaign.

Services

 Mains Water  Mains Electricity  Septic Tank Drainage  Ground Source Heat Pump

 Broadband availability subject to individual packages and transfer regulations. Gigaclear Broadband available in the village. Broadband accessibility can be checked online via; checker.ofcom.org.uk. Sky Television has been connected at the property previously.

Outgoings

The tenant(s) will be responsible for all outgoing and running costs during the tenancy, to include Council Tax and 5 weeks rent as security deposit.

Vale of White Horse District Council – Tel: 01235 422420. Council Tax Band H.

Viewings Strictly by appointment – Tel: 01993 822325

Directions OX13 5PF

From Oxford, travel on the A420 towards Swindon for approximately 4.5 miles. At the roundabout, turn left onto the A338 towards Wantage. Continue through Frilford and at the traffic lights, proceed straight ahead. After approximately ½ a miles turn right signposted to Garford. Follow the road through the village and College Farm House will be found, the last property on the right hand side, before leaving the village.

What3Words ///describes.nappy.conquest







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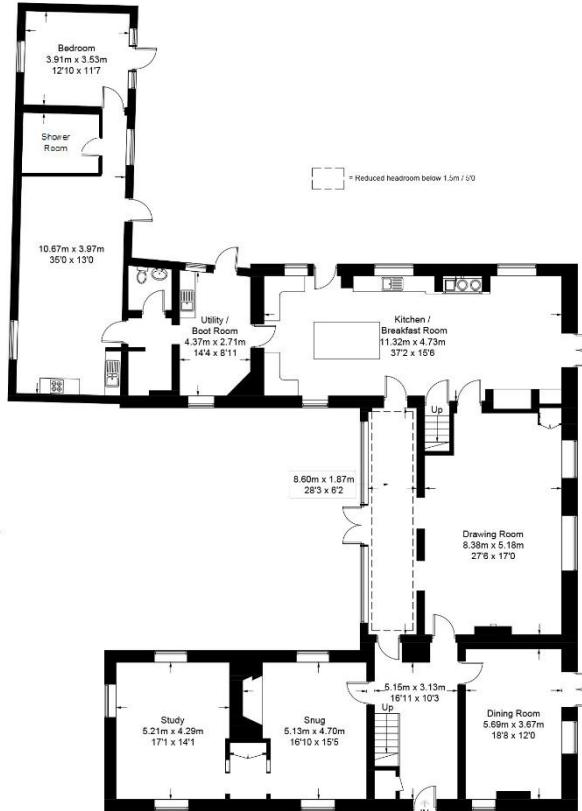
Disclaimer

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn LLP, nor the landlord, accepts responsibility for any error that these particulars may contain however caused. Neither the partners nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before traveling to view this property.

College Farm House, Garford, Nr. Abingdon, OX13 5PF



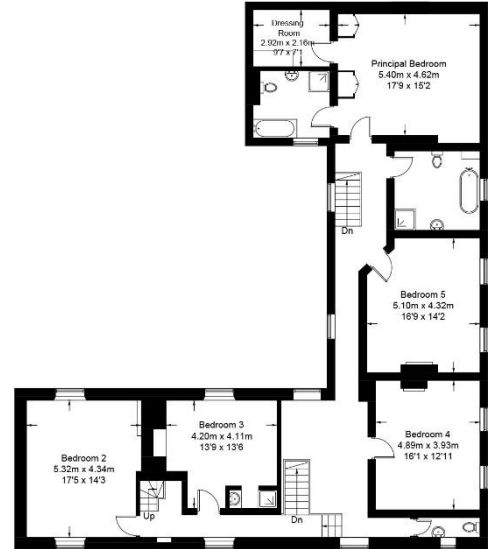
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



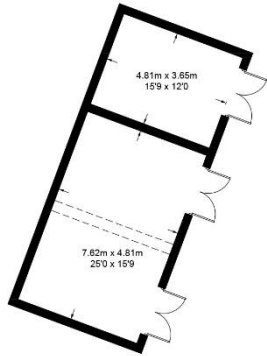
Ground Floor



Second Floor



First Floor



Outbuilding

Approximate Gross Internal Area = 434 sq m / 4675 sq ft
 Annexe = 79 sq m / 852 sq ft
 Outbuilding = 56.3 sq m / 606 sq ft
 Total = 569.3 sq m / 6133 sq ft





