



Faringdon Road, Shippon, OX13 6LL

Guide Price £850,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A 3500sq ft 8-bedroom farmhouse in grounds extending to nearly 2 acres with an array of significant outbuildings. The farmhouse and outbuildings are in need of complete overhaul and restoration but nevertheless, Church Farm offers enormous potential and flexibility for a number of different buyers. With barns and garaging totalling 4400sq ft of space; this unique opportunity is located in close proximity to some of the most acclaimed schools in the county and is offered for sale with no onward chain.





## Key Features

- 8/9-bedroom Grade II listed Farmhouse.
- Complete overhaul and renovation required.
- 3500sq ft main house.
- Numerous large barns and outbuildings totalling approximately 4400sq ft.
- Circa 1.94 acres.
- Close to some of the most acclaimed schools in the county.
- Favourable access to the A34, M4, M40, and Didcot Parkway.



## The Location

Shippon is a small, friendly community with its own pub and just a few minutes' drive from all the shops and leisure options of Abingdon. Excellent schools are close by, both private and state, and several are within walking distance, while commuters can access the A34 and mainline trains to London from Didcot just as easily. Commuters favour this area of Oxfordshire for its connectivity. Didcot Parkway station is only 20 minutes by car with frequent trains to London Paddington in just 40 minutes.

Some material information to note: Grade II listed. The vendor is inviting unconditional offers only. The property has a shared access with St. Helens and St. Katharine's school. For boundary information please speak with the selling agent. The property is believed to be mains water, mains electrics, mains drains; but buyers are advised to conduct their own investigations. For details of heating please speak with the selling agent. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos – we believe there to be a presence of asbestos in both the outbuildings and main house. A pack containing land registry documentation, title plan, register of title, and charges register, are available on request from the estate agent. Buyers are advised to read and review thoroughly before making any formal offers.



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Approximate Floor Area = 330.0 sq m / 3552 sq ft  
Outbuildings = 408.9 sq m / 4401 sq ft  
Total = 738.9 sq m / 7953 sq ft  
(Excluding Open Spaces)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109049

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