



Hyde Road, North Denchworth, Wantage, OX12 0DW
£1,250,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Hyde Farm House is an exceptional detached four-bedroom home set within approximately 4.6 acres, enjoying a tranquil position with panoramic views across open countryside towards The Downs, located in the charming village of Denchworth near Wantage.

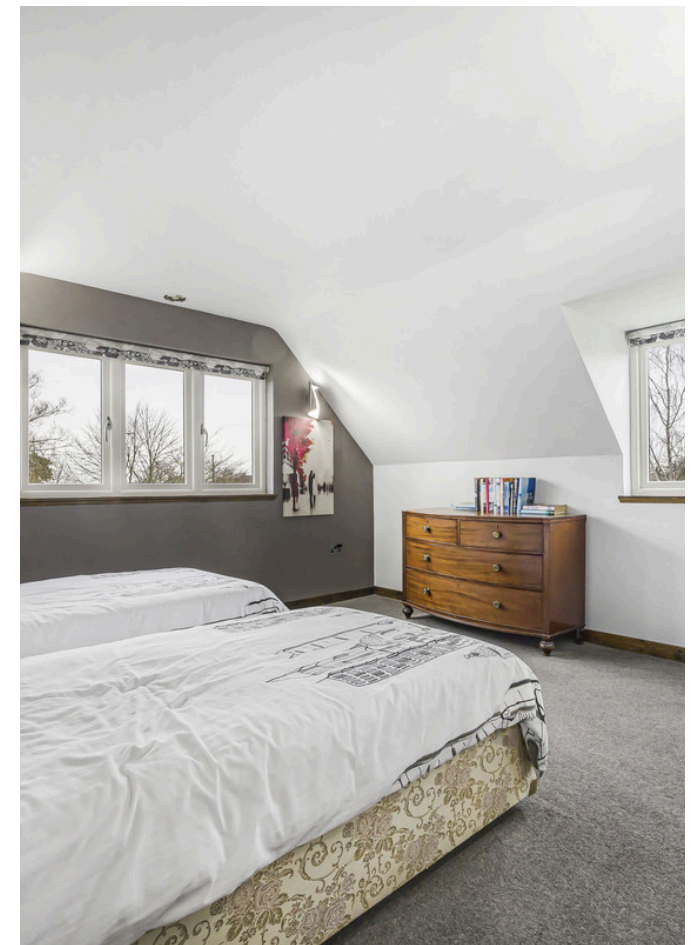
This beautifully designed property offers spacious and well-balanced accommodation comprising an inviting entrance hall with cloakroom, a substantial sitting room, and a stunning open-plan family kitchen and dining space forming the heart of the home. The kitchen is fitted with a comprehensive range of units with stone work surfaces, integrated appliances including a range cooker, and ample space for both dining and relaxed seating. Doors open directly onto the gardens and paddock, perfectly framing the far-reaching rural views. The ground floor also benefits from a separate utility room and a study with an impressive vaulted ceiling.

To the first floor are four generously proportioned bedrooms, each enjoying the advantage of its own en suite bathroom or shower room, providing excellent comfort and privacy.

Externally, the property is approached via a sweeping driveway offering extensive off-street parking and access to a detached garage/workshop building with additional storage. The gardens surround the house and are complemented by a paddock to the front, all extending to around 4.6 acres in total.

Further benefits include double glazing, solar panels, heat recovery ventilation system, rainwater harvesting system, and heating via an air source heat pump supplying underfloor heating to both the ground and first floors. Hyde Farm House is offered to the market with no onward chain.





Key Features

- Chain free
- Detached farm house
- Property sits within approx 4.6 acres
- Four bedrooms
- Three reception rooms
- Four bathrooms
- Ample off street driveway parking
- Detached outbuilding
- Electric car charging point
- EPC rating - D



The Location

Denchworth is an attractive village located three miles north of Wantage which is famous for being the birthplace of Alfred the Great and to the west of Abingdon. The village comprises a c.12th Church, village hall and the popular Fox Inn public house. Locally there are an array of excellent walks, riding routes and sports facilities such as Asti Stud, Frilford Heath golf club and Newbury racecourse.

It is also well served by communications with access to the A34 connecting to the M4 in the south and the M40 in the north. A mainline station at Didcot Parkway (c.9 miles) offers a fast service to London Paddington c. 40 minutes. The local area is renowned for its excellent choice of schools including Abingdon School, St Helen & St Katherine, St Hughs Preparatory school, Radley College and King Alfreds Academy.

Some material information to note:

According to Ofcom ultrafast broadband is available at the property. According to Ofcom there is good coverage with most phone providers. According to GOV.UK Flood risk, there is a very low risk of flooding. For any information regarding charges on the property then please contact the agent.



**Approximate Gross Internal Area 3234 sq ft - 300 sq m
(Including Outbuilding)**

Ground Floor Area 1346 sq ft – 125 sq m

First Floor Area 1119 sq ft – 104 sq m

Outbuilding Area 769 sq ft – 71 sq m



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