



1 The Old School, Garford OX13 5PG

1 The Old School

Impressive five bedroom Victorian former school, originally built in 1873, cleverly converted into a delightful family home, offering very flexible modern day living, combined with a wealth of character features, double garage and large, attractive gardens, situated and a semi-rural location, surrounded by open countryside.

The property is positioned in a semi-rural location towards the edge of Garford village. The nearby village of Marcham offers many amenities including good schooling and there is also a short drive to nearby Millets Centre offering a farm shop, craft gallery and garden centre and prestigious Frilford Heath three course golf club. There is also a quick route to the nearby thriving towns of Wantage (Circa 6.2 miles), Abingdon town, (Circa 4.2 miles) and the A34 to Oxford City (Circa 9.8 miles)

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 4

Council Tax Band: E

Tenure: Freehold

EPC: E





Key Features

- Inviting entrance leading to a versatile study
- Inner hall with door to separate living room with oakwood flooring and a striking central fireplace with inset cast iron wood burning stove
- Spacious and highly flexible kitchen/family/dining room complemented by practical walk in utility room/pantry
- Main first floor double bedroom benefiting from an extensive selection of built-in wardrobe/storage cupboards and adjoining shower room
- Four further first floor bedrooms complemented by a spacious family bathroom, fitted with white suite including an attractive roll top bath
- Oil fired radiator central heating (recently replaced oil tank) and a pressurised hot water system
- Further features also include attractive stone mullion windows incorporating double glazed windows and a recently installed private sewage treatment plant
- Outside the property provides off road parking for approximately three vehicles leading to a substantial double garage with light and power and two electronically operated up and over doors
- Attractive corner plot rear and side gardens featuring extensive lawn leading to a large, sunny patio











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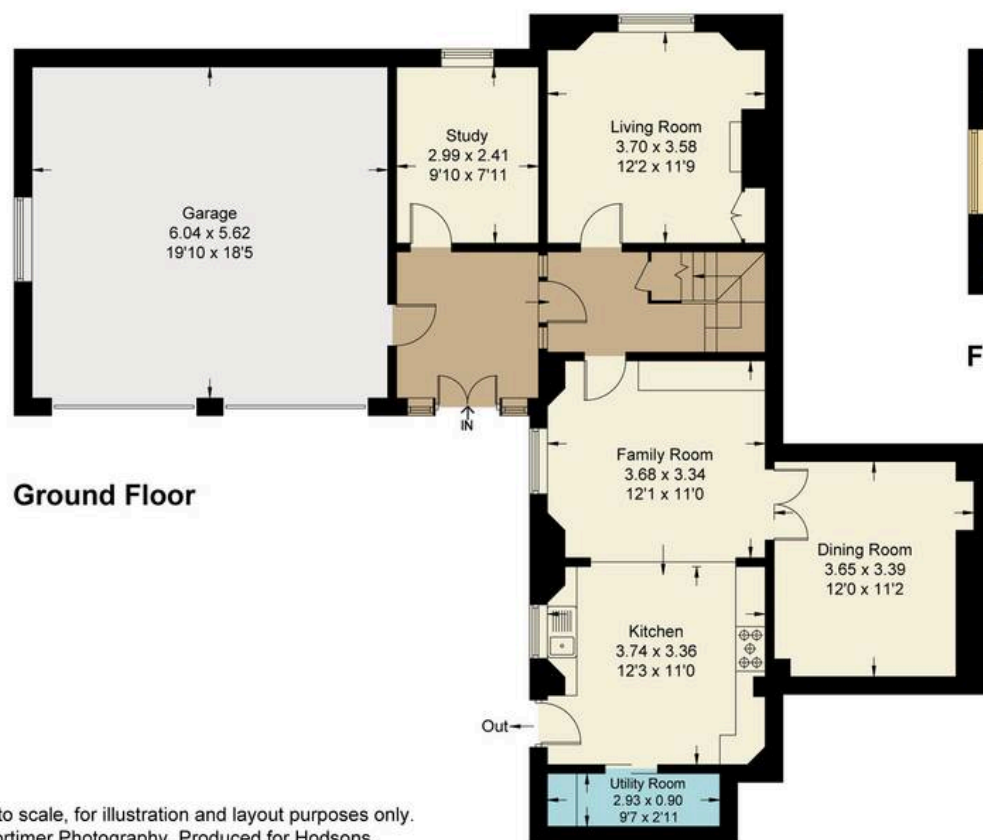
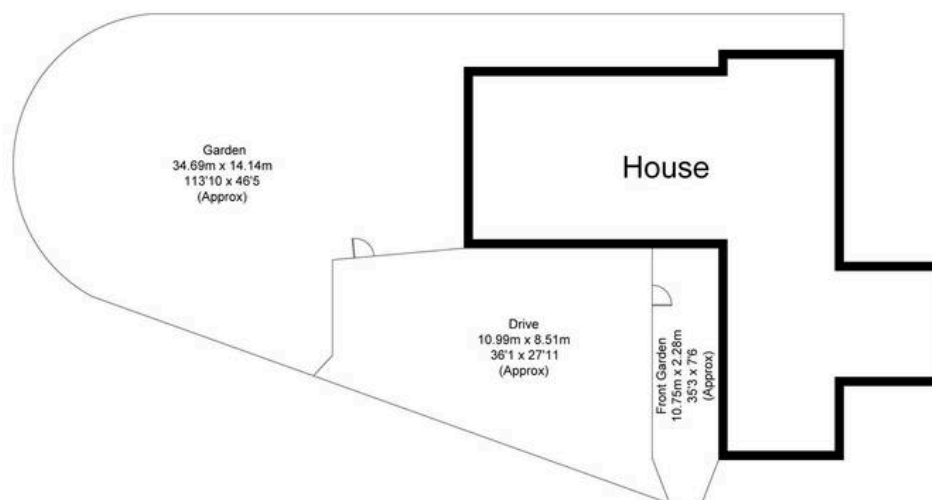
Approximate Gross Internal Area = 162.10 sq m / 1745 sq ft

Garage = 33.90 sq m / 365 sq ft

Total = 196.0 sq m / 2110 sq ft

For identification only - Not to scale

 = Restricted Head Height



First Floor

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5 Ock Street, Abingdon,
Oxfordshire, OX14 5AL

T: 01235 553686

E: abingdon@hodsons.co.uk

www.hodsons.co.uk