



Hinton Road, Longworth, OX13 5EA

Guide Price £995,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



Nayland Croft

GP

91.7m

Squirrel Cottage

Farmlands

Farm View House

Meadow Lodge

HINTON ROAD

89.9m

Barn Ground Cottage

For identification purposes only

Frilford Farm

0m 20m 40m 60m

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Promap
LANDMARK INFORMATION



The Property

A most distinctive, four double bedroom detached family residence, standing comfortably in well-established formal gardens with adjoining level paddock. Amounting in all to circa 1.69 acres, with 47'8" x 11'9" easily accessible stable block, incorporating a trio of stable compartments with individual stable doors, and 12'2" x 11'9" tack room.

Set back and well screened from the Hinton Road, Field Fare is approached over a sweep in, sweep out gravel driveway. Dating back to the 1950's with subsequent extensions to provide circa 1892 sq ft internal area, which is thoughtfully arranged to provide a high degree of versatility; particularly to the ground floor, which provides a sitting room, dining room, 18' conservatory, study/family room and office, in addition to well fitted kitchen, separate utility, walk in pantry, and cloakroom. On the first floor; the four generously proportioned bedrooms benefit from a family bathroom, separate shower room, additional cloakroom and a sizeable en-suite bathroom to the master bedroom.

The gardens form an attractive feature of the property, laid predominantly to lawn with a variety of mature trees and shrubs, proving a high degree of privacy.

An internal inspection will enable its range of fine attributes to be fully appreciated.

Restrictive Covenants:

Prospective buyers should note there will be a Covenant placed on Field Fare on completion of the sale, stating a payment will become due to the sellers in the event of planning permission being obtained in the future on the land at Field Fare for separate dwellings which results in an increase in its value.





Key Features

- Gas (Liquid Propane) central heating to radiators
- Replacement double glazed windows
- 1.69 acre gardens and paddock
- 47'8" x 11'9" stable block
- EPC Rating: F
- Council Tax band: G



The Location

Longworth is an extremely highly regarded village in the West of Oxfordshire with many habitable origins dating back to the 13th-century, and justifiably renowned for its many appealing architecturally interesting homes, and more recent individual homes of a bespoke nature.

Field Fare is very pleasantly located on the southern semi-rural edge of the village, surrounded by lightly undulating countryside, approximately 9 miles west of Abingdon-on-Thames and a similar distance east of Witney. Oxford is 12 Miles along the A420. The village itself has a primary school and pre-school, St.Mary's Church, village hall and the Blue Boar Public House. Southmoor and Kingston Bagpuize are within 2 miles and provide adequately for most everyday community needs. Didcot Parkway is 15 miles to the east, providing a regular mainline connection to London Paddington in as little as 36 minutes. Golfers are well catered for, with Frilford Heath Golf Club being just 4 miles and proving three 18-hole Championship quality courses.

Material Information:-

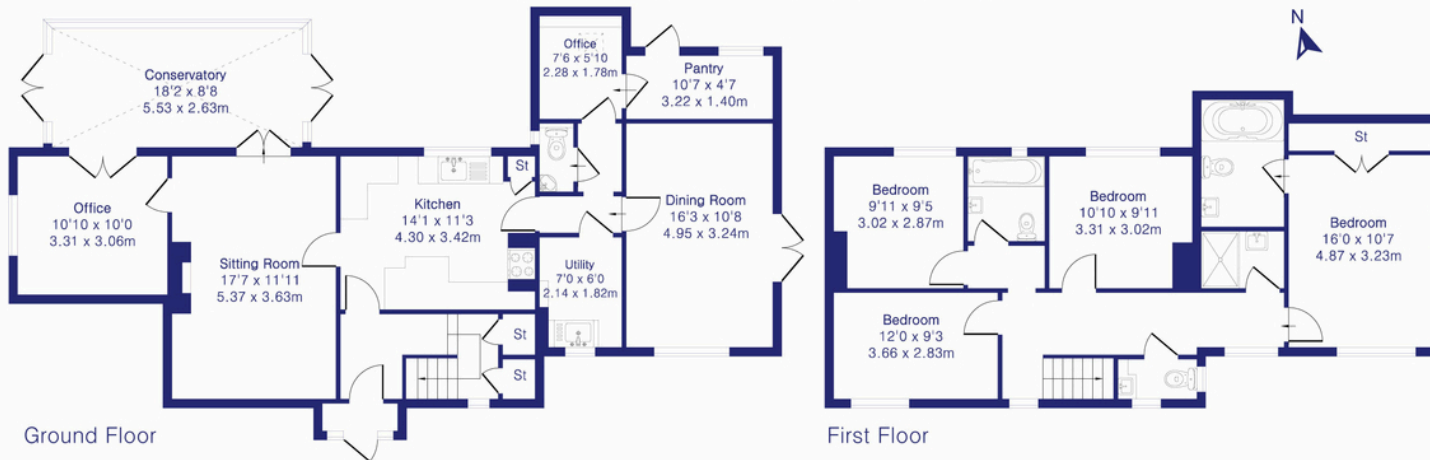
- Utilities: Mains Electricity/Water/drainage are connected.
- Heating: Liquid Propane Gas
- Parking: Private driveway
- Broadband Coverage: Standard, Superfast and Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Flood Risk: Very low.
- Building Safety / Planning Issues: If built or renovated pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.



Approximate Gross Internal Area 1892 sq ft - 176 sq m

Ground Floor Area 1138 sq ft – 106 sq m

First Floor Area 754 sq ft – 70 sq m



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