



# Oxleaze Farmhouse, Woolstone

Guide Price £1,200,000

Waymark

# Oxleaze Farmhouse

Woolstone, Faringdon

A fantastic opportunity to purchase this stunning, period farmhouse which has been lovingly refurbished by the current owners to a high and exacting standard throughout. This impressive property sits on a circa 0.8 acre plot along with the most beautiful landscaped gardens and views of the Ridgeway and White Horse Hill. 'Oxleaze Farmhouse' combines the character features of a period house with modern architecture to unique effect, and really must be viewed to be fully appreciated. The property offers flexible accommodation totalling circa 3540 sqft, which includes the double car port and stable/store. The accommodation comprises; Oak porch, entrance hall with storage cupboards for coats and shoes, downstairs w/c, utility/boot room, impressive open plan kitchen/dining/family room with sky light, wood burner and two sets of French doors making the most of the views out to the garden, sitting room with fireplace, dual aspect dining room with fireplace, large office with French doors out to the side garden, spacious reception room/bedroom four complete with newly fitted en-suite shower room, landing, family bathroom with both freestanding bath and walk-in shower, three spacious double bedrooms, all with built-in wardrobes, and the master suite benefits from a vaulted ceiling as well as a large en-suite shower room and walk-in wardrobe.

To the outside, there are two driveways accessing the property, with the main entrance complete with electric gate. The driveway is spacious and leads up to the property as well as the double car port and stable/store providing plenty of parking and storage. The gardens to the property have been beautifully landscaped and are full with vibrant colours of specimen trees, shrubs and plants. There are several entertaining areas as well as a summer house to enjoy, along with immaculately maintained lawns. The front garden is spacious with one of the most impressive views that you will find locally leading up to White Horse Hill. There is also a side garden which has a large decking area along with a purpose built barbecue area. This garden also benefits from beautiful views of the neighboring paddocks.

Oxleaze Farmhouse is freehold and benefits from oil fired central heating, as well as private drainage.





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Oxleaze Farmhouse is located in the parish of Woolstone with the village just under a mile away to the South, along with the pretty White Horse public house. Uffington is a similar distance to the East with further amenities including primary school, post office and shop, Fox and Hounds public house and village hall. The larger market towns of Faringdon and Wantage are 7.5 and 8.5 miles distant respectively with secondary schooling and supermarkets, along with other amenities etc. The well-respected independent prep schools of Pinewood and St Hugh's are within an easy travel distance, and there are many independent senior schools at Abingdon and Oxford some of which have school buses collecting pupils locally.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



- Fully Refurbished Period Farmhouse Dating Back To Circa 1850's
- Stunning Views Over Open Countryside Towards The Ridgeway And White Horse Hill
- Private Circa 0.8 Acre Plot
- Four Spacious Double Bedrooms
- Three Beautiful Reception Rooms
- Including Impressive Open Plan Kitchen/Diner/Family Room With Sky Light
- Three Bathrooms
- Electric Gates With Double Car Port And Stables/Store
- Immaculately Kept Landscaped Gardens With Several Entertaining Areas







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