



Middle Farm House, Cuxham, OX49 5NF
£850,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





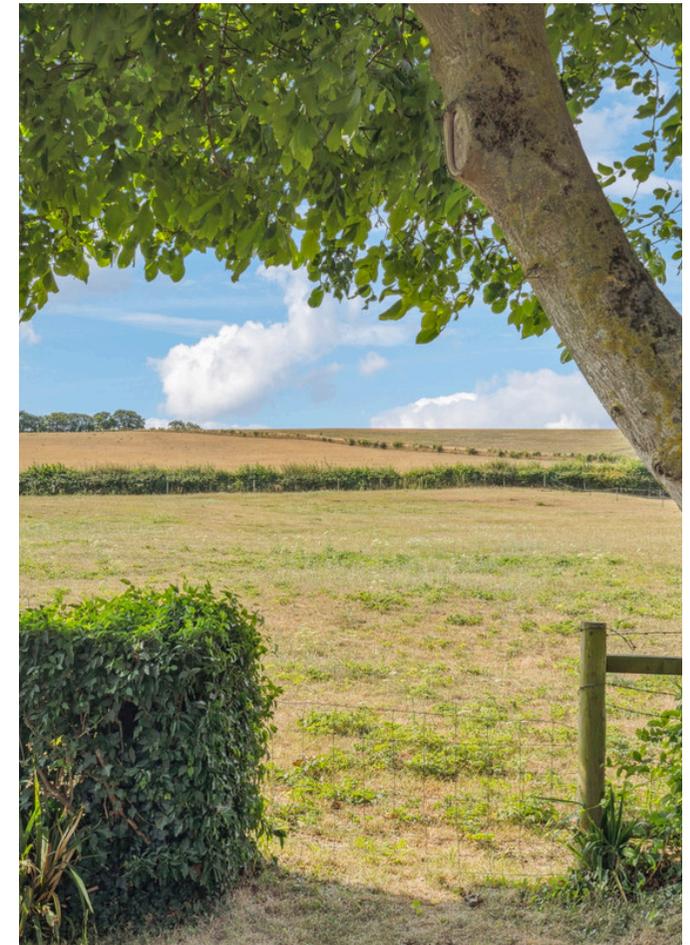
The Property

A quintessential English farmhouse listed grade two, with four bedrooms and excellent 40ft barn offering nearly 800sq ft of space which could be utilised for a variety different uses. Sitting in a particularly special and large garden immediately overlooking open countryside, this charming farmhouse is located in the pretty village of Cuxham adjacent to a slow running stream, and benefits from a wealth of period features.

This lovely country home comprises entrance hall, dining room, kitchen-breakfast room, utility room, rear lean too, cloak room, lounge with wood-burning stove, sun room, TV room, bathroom and double bedroom. On the first floor there is a family bathroom and three generous bedrooms. To the side and rear of the property there is ample driveway parking for multiple cars.

Finally, to the rear, there is a large established garden with well stocked borders and amazing 40ft barn which offers light & power. For the location, views, and barn to be fully appreciated, the property must be viewed.





Key Features

- Four bedroom detached farmhouse.
- Idyllic views over rolling Oxfordshire countryside.
- Impressive 40ft barn.
- Large well stocked garden.
- Ample driveway parking.
- Pretty location in Cuxham village adjacent to a slow running stream.
- Solar panels.



The Location

Cuxham is an attractive village with a thriving community located approximately 14 miles south east of Oxford and 12 miles north of Henley on Thames. Within the village there is a pub/restaurant, parish church and village hall. A wider range of amenities can be found in the nearby bustling market town of Watlington with its delightful independent shops and cafes. Cuxham is conveniently placed for travel, it is c. 5 miles from Junction 6 of the M40, providing excellent access to Central London. There is also a mainline rail service from Princes Risborough to London Marylebone and a 24hr bus service (Oxford Tube) that runs from Lewknor to London.

Some material information to note: Grade II listed. Conservation area. Gas central heating. Solar panels. Mains water, mains electrics, mains drains. The property has private driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. 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. We have noted the presence of some of these materials but we cannot comment in respect of asbestos potentially elsewhere. The government portal generally highlights this as an unlikely/low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd

Wallingford Office

72 High Street, Wallingford
Oxfordshire, OX10 0BX

T 01491 833 833

E wallingford@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS