



LOWER FARM HOUSE

Langford, Oxfordshire



AN ATTRACTIVE PERIOD HOUSE IN THE VILLAGE OF LANGFORD, SITUATED WITHIN THE COTSWOLDS AREA OF OUTSTANDING NATURAL BEAUTY.

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What3Words: [///spinning.clever.comforted](https://www.what3words.com/#!/spinning.clever.comforted)
Services: Mains water and electricity. Private drainage. Oil-fired central heating. Fibre optic broadband.
Tenure: Freehold
Council Tax: G
Local Authority: West Oxfordshire District Council



SITUATION

Lower Farm House sits on the edge of the popular village of Langford, part of an Area of Outstanding Natural Beauty, which has an array of pretty Cotswold stone-built cottages and farmhouses surrounded by open farmland and countryside. The village is centred around the cricket club, Colston Lawn Tennis Club, and a popular public house, The Bell.

The adjacent market towns of Lechlade and Burford provide good local amenities, including the well-known Bull and Farmers Dog public houses, with the Thyme Hotel and Spa within a short drive. Oxford, Cheltenham and Cirencester are all within easy travelling distance.

There is a range of excellent schools close by, including St Hugh's School, Cokethorpe School, Pinewood, and Abingdon, with the celebrated Oxford schools including the Dragon School, St Edward's, Oxford High School for Girls, Summer Fields and Magdalen College School, amongst others, all within reach.

Communications are excellent with the M40 (J8) at Oxford and the M4 (J15) at Swindon. Rail travel is available from Swindon every 15 minutes at peak times with services to London Paddington in 55 minutes. Oxford Parkway also provides services to London Marylebone.



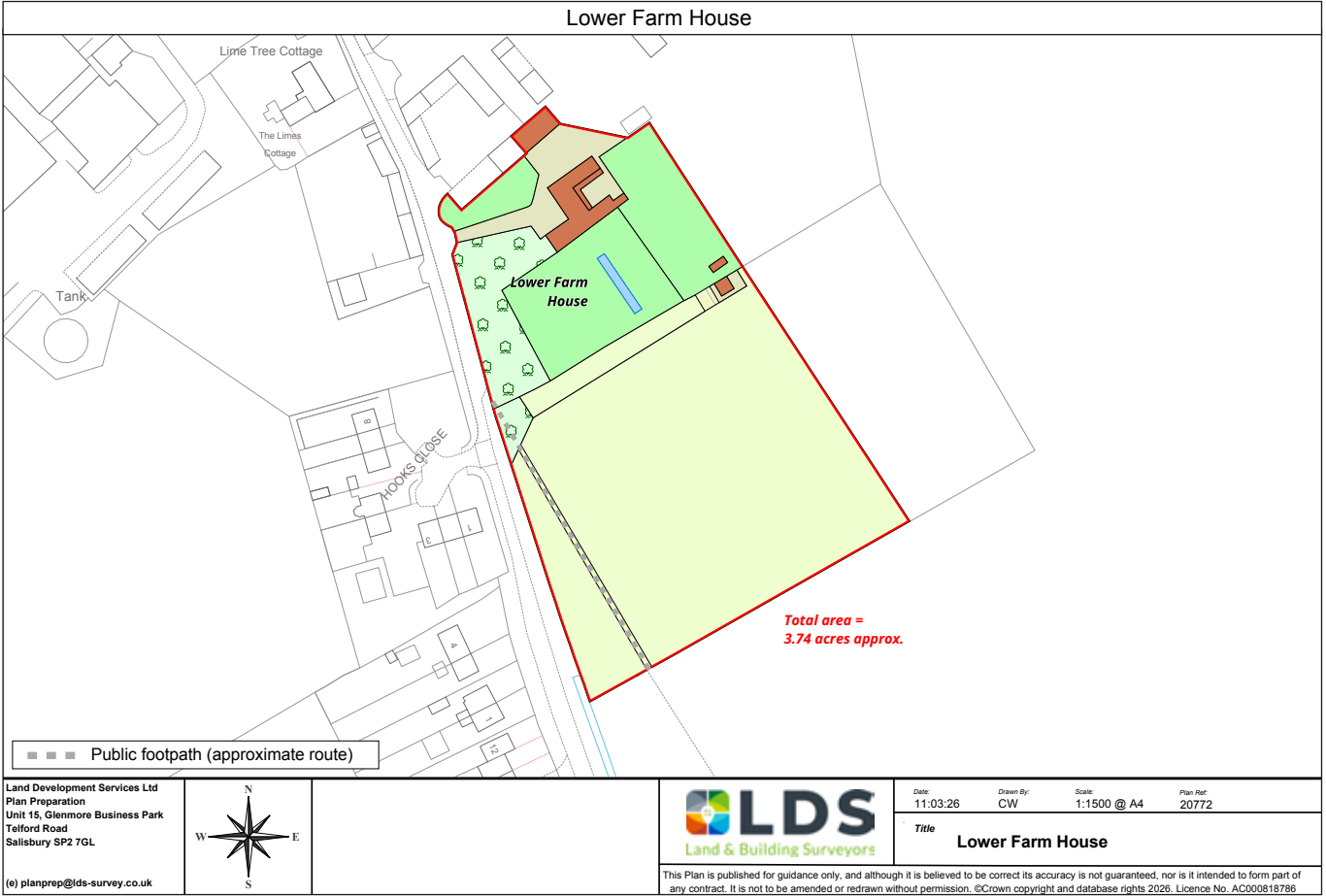


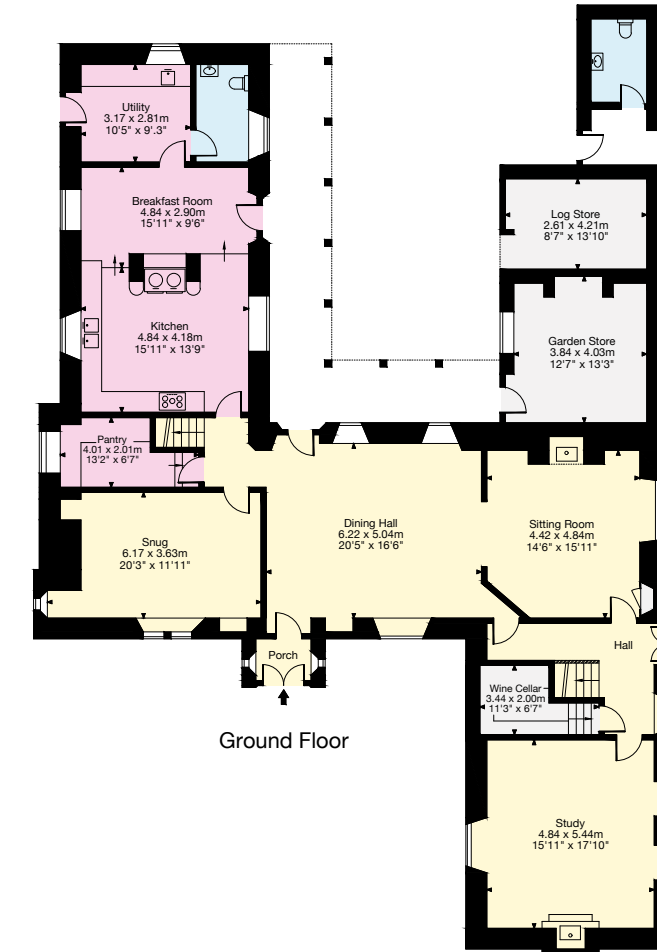
LOWER FARM HOUSE

Lower Farm House is a most attractive period house, Grade II listed, believed to have been constructed in the early 17th century with later additions during the mid 18th century. The house sits privately towards the edge of the popular Oxfordshire village of Langford, with wonderful, curated gardens, including an ornamental rill, a kitchen garden, and a paddock. There is also a Coach House, currently used as a play/games room, which comprises a reception area, gym, ante room, bathroom and garaging.

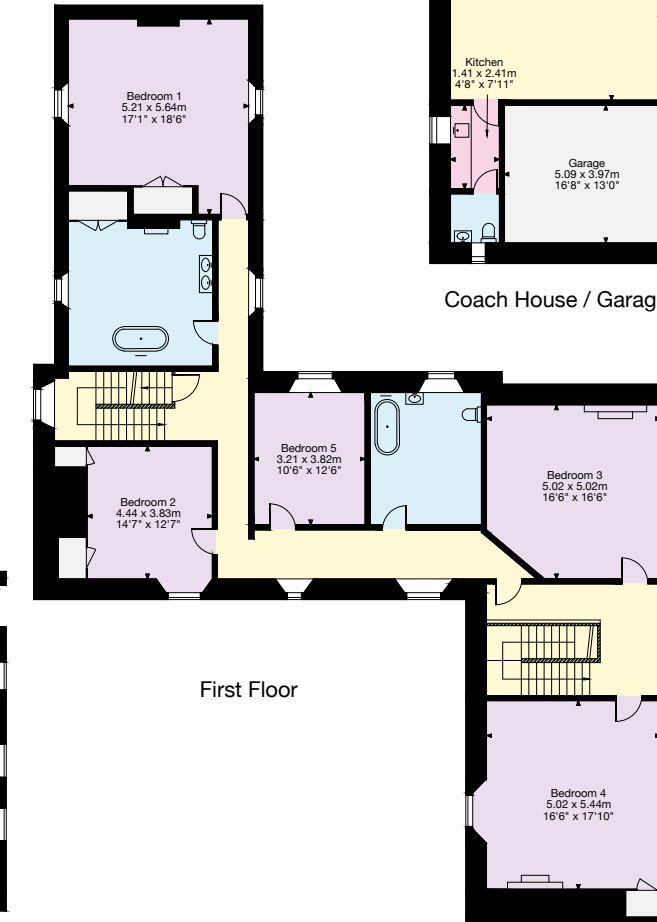
The main house comprises an entrance porch, a large reception dining hall and, off this, a sitting room, a snug, and a large study. Doors also lead to the kitchen/breakfast room, utility, pantry, and guest cloakroom, with doors from the kitchen leading into a south-facing "cloister" courtyard. There are six bedrooms over the first and second floors, including a principal and guest suite, and a further family bathroom.

The gardens lie predominantly to the South and East and include a wonderful kitchen garden with greenhouse, formal and informal lawns, a rill and pony paddock.

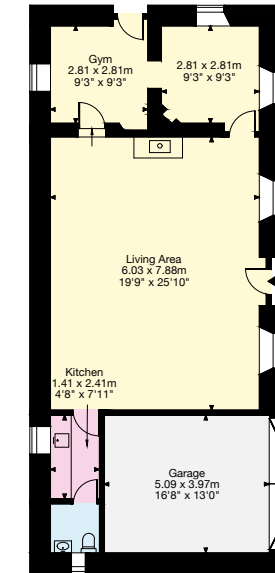




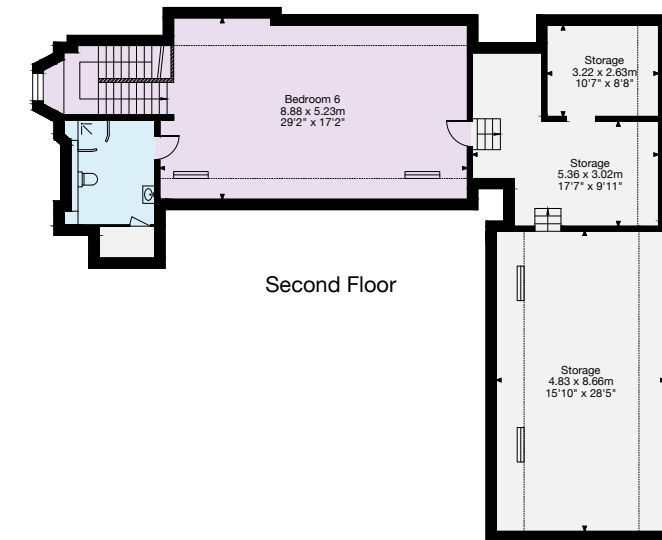
Ground Floor



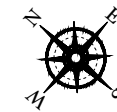
First Floor



Coach House / Garage



Second Floor



Gross Internal Area (Approx.)
Main House = 513 sq m / 5,521 sq ft
Coach House = 72 sq m / 775 sq ft
Garage = 18 sq m / 193 sq ft
External Stores = 31 sq m / 333 sq ft
Total = 634 sq m / 6,822 sq ft

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.

We would be delighted
to tell you more.

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