

Bramble Barn, Littleworth

Guide Price £600,000

Waymark

Bramble Barn

Littleworth, Faringdon

A rare opportunity to acquire this beautiful four double bedroom detached barn conversion, occupying a private and peaceful position within the highly sought-after village of Littleworth. Combining an abundance of character with modern improvements, this unique home offers spacious and versatile accommodation, beautifully presented throughout, together with a landscaped garden, detached garage and excellent transport links via the nearby A420 to Oxford and Swindon.
The accommodation comprises a welcoming entrance hall with useful built-in storage cupboards, leading through to both the living area and open-plan kitchen/breakfast room, which provides an excellent space for both everyday living and entertaining. The kitchen enjoys direct access to the garden, while a spiral staircase leads to the versatile fourth double bedroom, which could equally serve as a home office, hobby room or guest accommodation.

The stunning sitting/dining room is undoubtedly one of the property's standout features, boasting a striking vaulted ceiling with exposed beams, wood burning strove as well as an abundance of natural light with French doors opening directly onto the garden, seamlessly blending the indoor and outdoor living spaces.

The principal bedroom benefits from a dressing area and en-suite shower room, while two further generous ground floor double bedrooms both feature built-in wardrobes. These are complemented by the newly fitted contemporary family bathroom, providing high-quality accommodation for family members and guests alike.

Outside, the property continues to impress. To the front is ample off-street parking together with a detached single garage. The beautifully landscaped walled garden has been thoughtfully designed to create a tranquil outdoor retreat, featuring a generous patio ideal for al fresco dining, well-stocked flower and shrub borders, and an attractive water feature.

The property is freehold and connected to mains electricity, water and drainage. Heating is provided via LPG-fired gas central heating, supplied by a modern boiler.









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Littleworth is a small village approximately two miles north east of Faringdon, with a parish church. In the 16th century Wadley Manor was leased to the Unton family, who were prominent at the court of Queen Elizabeth I, among them Henry Unton, the diplomat. The house was visited by The Queen in 1574 and by King James I in 1603. It has a playing field and a village reading room as well as an Asian restaurant, The Snooty Mehmaan. The historic market town of Faringdon, nearby, dating back at least to the 12th century, has a thriving community and amenities such as the Leisure Centre, Library, Faringdon Community College, Junior and Infant schools as well as The Old Station Nursery, a doctor's surgery and a Family Centre. The Tower on Folly Hill was built by Lord Berners in 1935 and affords panoramic views across four counties. There is also great access to local private schools such as St Hugh's which is within walking distance and Pinewood which is only a short drive down the A420.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

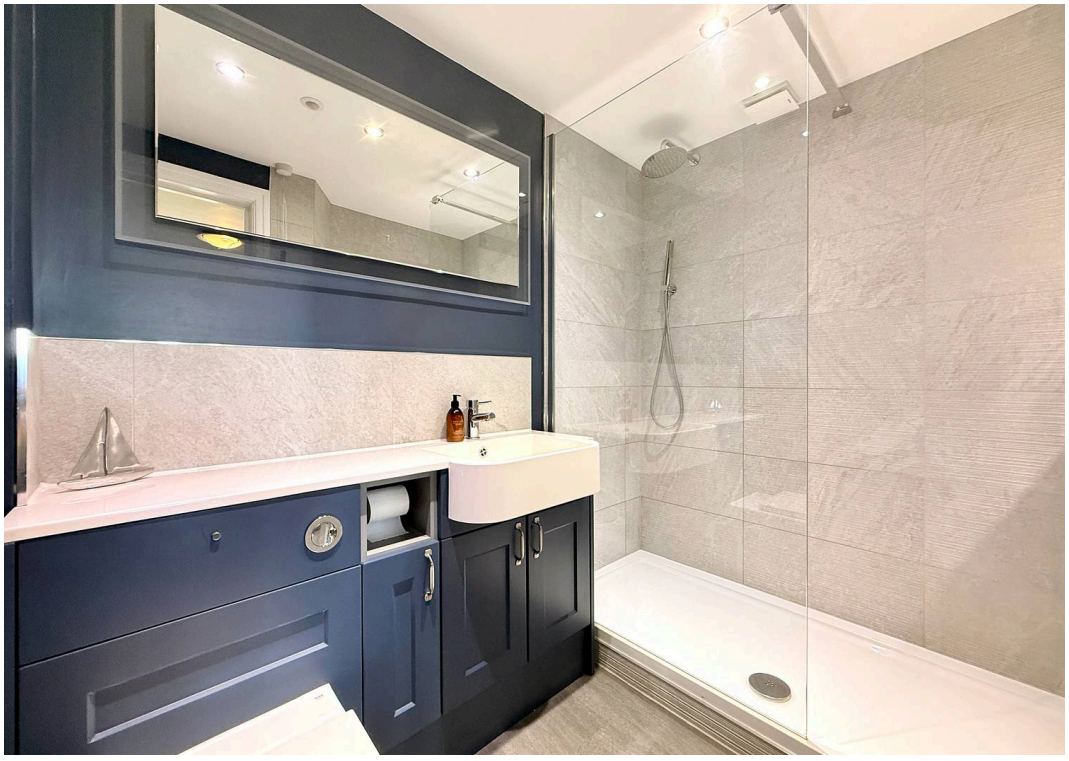
EPC Environmental Impact Rating: C











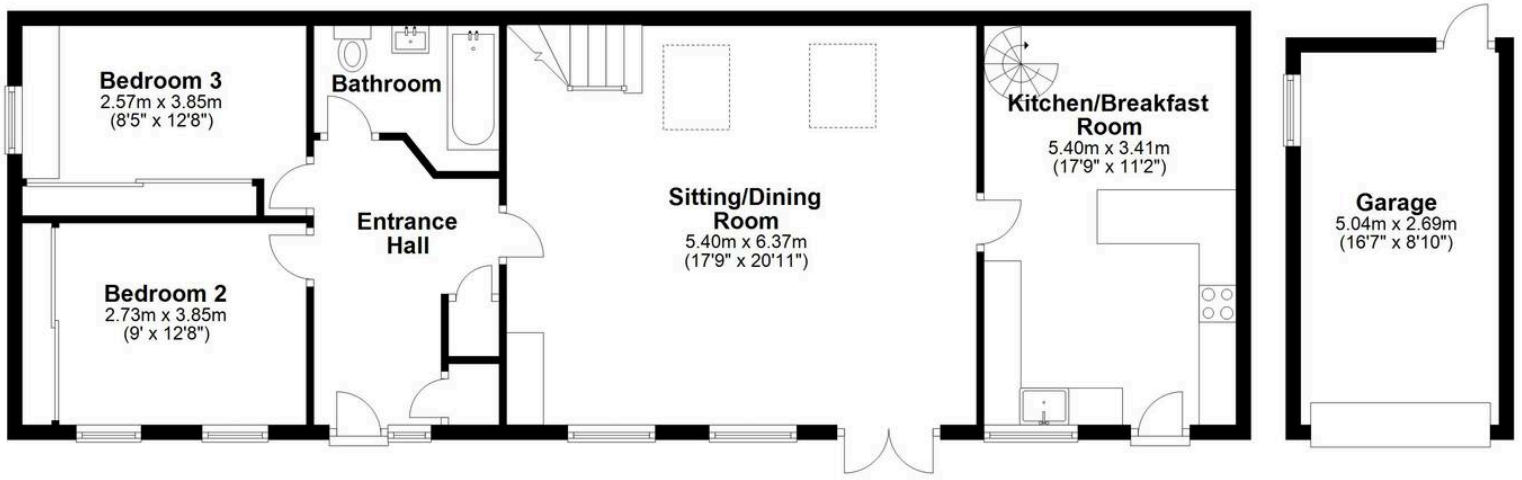






Ground Floor

Approx. 102.4 sq. metres (1102.0 sq. feet)



First Floor

Approx. 47.2 sq. metres (507.7 sq. feet)



Total area: approx. 149.6 sq. metres (1609.7 sq. feet)

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