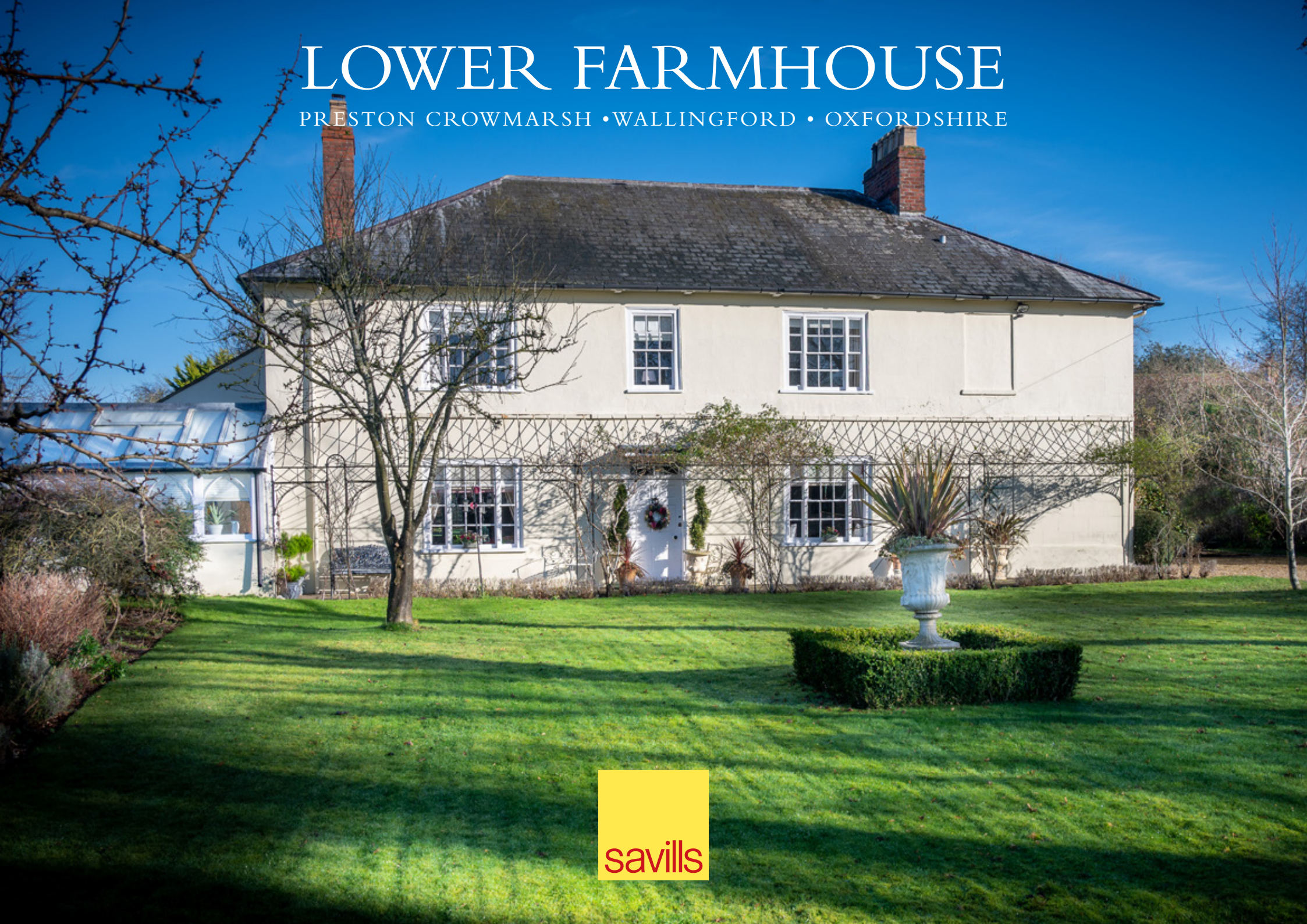
LOWER FARMHOUSE

PRESTON CROWMARSH • WALLINGFORD • OXFORDSHIRE



LOWER FARMHOUSE

PRESTON CROWMARSH
WALLINGFORD • OXFORDSHIRE

Beautiful Georgian house with River Thames frontage

Henley-on-Thames 12 miles • Reading 15 miles
Oxford 12 miles • M40 (J6) 8 miles

ACCOMMODATION

Reception hall • Drawing room • Dining room • Study
Snug • Kitchen • Conservatory • Utility • Cloakroom
Principal bedroom suite • 3 further bedrooms
Dressing room • Family bathroom.

Detached coach house comprising 2 stables,
wine store and wood store
Heated swimming pool, pool house with plant room
Gardens and grounds • Two paddocks
104 feet River Thames frontage • Mooring

In all about 10.5 acres

SITUATION

Lower Farmhouse occupies a charming situation in the discrete hamlet of Preston Crowmarsh with excellent access via the A4074 to Oxford, the M40, Henley and Reading. Lower Farmhouse occupies a lovely position in the centre of the village, overlooking its own riverside paddock across the lane and with beautiful views over its formal gardens and paddock to the rear. The thriving Saxon riverside market town of Wallingford is within 2 miles, with restaurants, pubs, a Waitrose and a number of antique shops. There is good local and regional schooling in the area with excellent access to the Abingdon and Oxford schools, The Oratory Prep School, Moulsford and Cranford House are all within easy reach. Mainline train stations are located at Didcot, Cholsey and Reading with trains to London Paddington.

DESCRIPTION

Built late in the 18th century and Grade II listed, Lower Farmhouse is a beautiful period family home with painted render elevations under a slate roof. It offers spacious family accommodation arranged over two floors which is beautifully presented while retaining many charming period features.

The ground floor has two main reception rooms, as well as a study and snug. The drawing room is impressive, being double aspect with doors opening to the garden and doors to the snug and conservatory. There is an open fireplace housing a log burning stove, wood flooring and lovely display shelving. The dining room also has a pretty fireplace with tiled surround and opens to the kitchen. The kitchen/breakfast room is well appointed with a range of painted wall and floor units and granite worksurfaces. There are built-in appliances including a range cooker with extractor over and dishwasher. Off the kitchen is a good sized utility with further storage.

To the first floor the principal bedroom has built-in wardrobes and large en suite bathroom with shower and double basins. There are three further bedrooms, one currently used as an office, a dressing room and family bathroom.

GARDENS AND GROUNDS

Lower Farmhouse is approached from the lane via attractive wrought iron gates and entryphone system. These open to a gravel driveway passing to the side of the sweeping lawns at the front of the property and on to a large parking area and the wonderful stone coach house with clock tower which is still in its original form. It comprises a coach house, two stables, wine store and wood store.

To the rear the beautiful formal gardens are private and have flower beds planted with a variety of shrubs, perennial plants and mature specimen trees. There is a stone terrace running along the back of the house overlooking the gardens which are laid mainly to lawn with a central pathway. The path leads to a secluded area where there is a swimming pool (requires updating) and Summer house which has electricity and heating. Beyond the garden is a large paddock amounting to 5.43 acres which has access from the A4074 and a right of access through a neighbour's paddock. To the right hand side of the house there is a vegetable garden and a greenhouse. To the front is a further 5.19 acre paddock which runs down to the River Thames where there is 104.5 feet of frontage.

GENERAL REMARKS AND STIPULATIONS

Tenure

Freehold with vacant possession on completion.

Services

Mains water, drainage and electric. Oil Central heating and bottled gas for hob. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services has been tested.

Local Authority

South Oxfordshire District Council.

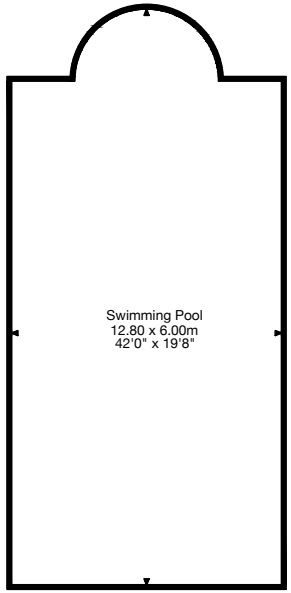
Directions (OX10 6SL)

From Henley-on-Thames proceed north up The Fairmile (A4130) towards Wallingford, passing through Nettlebed village. Approaching Wallingford, at the Crowmarsh roundabout turn right onto the A4074 signposted Oxford. After one mile take the turning left into Preston Crowmarsh and follow the lane into the village. Lower Farmhouse (No.59) will be found on the right after 0.25 miles.

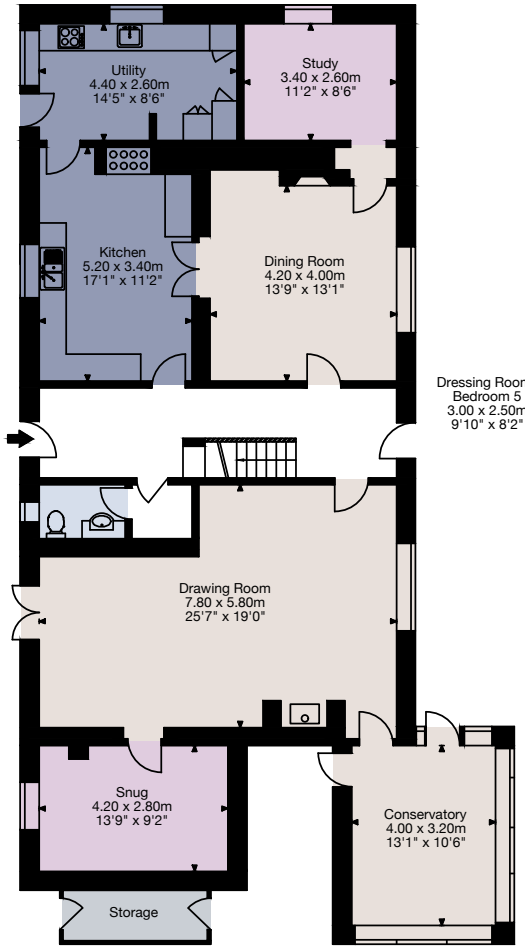
Viewing

By appointment with Savills.

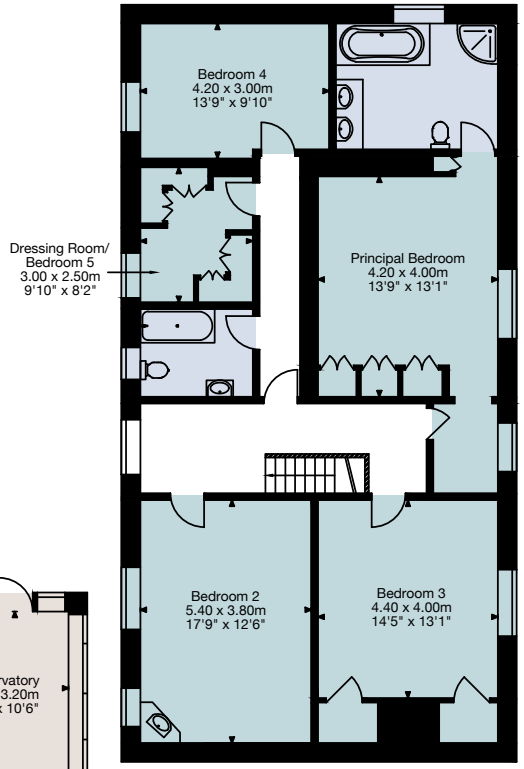
Lower Farmhouse, 59 Preston Crowmarsh, Wallingford, OX10 6SL
Gross internal area (approx)
Main House 278 sq m/2,995 sq ft
Coach House 59 sq m/636 sq ft
Pool House 19 sq m/205 sq ft
Swimming Pool 71 sq m/767 sq ft
Total Area 427 sq m/4,603 sq ft



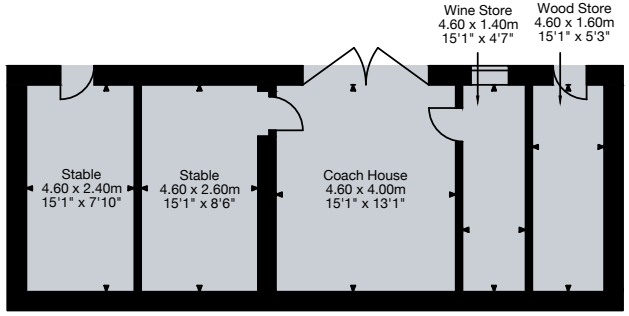
Swimming Pool



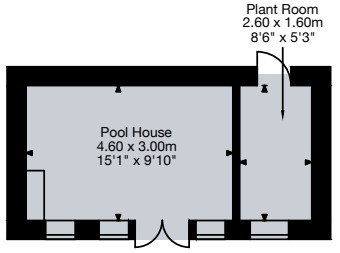
Ground Floor



First Floor



Coach House



Pool House

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SAVILLS HENLEY
58-60 Bell Street,
Henley-on-Thames,
Oxfordshire, RG9 2BN
01491 843 001
www.savills.co.uk