

BUCKLAND MARSH HOUSE

FARINGDON, OXFORDSHIRE



savills



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A much loved country house and
barns set amidst 12 acres.

Abingdon 13 miles, Oxford 15 miles, Didcot Parkway (London Paddington from 42 mins)
17 miles, Central London 76 miles, London Heathrow (Terminal 2) 65 miles
(Distances are approximate)

Main house: 3 reception rooms • kitchen/breakfast room • study with strong room
playroom/family room • utility/boot room • cloakroom • principal bedroom with dressing room
and en suite • 5 further bedrooms • 3 further bathrooms (1 en suite) • sitting room/bedroom 7

Annexe: Kitchen • sitting room • bedroom, bathroom

Outside: Large stone barn • Dutch barn • portal framed cattle yard • 4 double garages
tack room • 2 store rooms • 2 stables • pond • gardens and paddocks

In all approximately 12 acres

House and annexe approximately 4000 sq ft

Barns and outbuildings approximately 11,000 sq ft

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DIRECTIONS

From Oxford take the A420 towards Swindon. Remain on the A420 for approximately 12 miles. Turn right after Buckland village to Bampton. After approximately 1 ¼ miles turn left onto a lane signposted Buckland Marsh House. The property will be found at the end of the lane.

SITUATION

Buckland Marsh House discreetly nestles at the end of a private lane, hidden from view. Although tucked away, it is ideally situated for easy access to the national road and rail networks via the A34, M40, M4 and Didcot Parkway station.

Everyday shopping requirements are well served with the market town of Faringdon being just five miles away with its weekly markets and two supermarkets. Bampton village (just over three miles) also offers a small supermarket, highly regarded butcher, beauty salon, bakery, village hall and C11th church.

There are myriad footpaths and bridleways to explore, with the Thames just half a mile away and The Trout at Tadpole Bridge, (one mile) being a popular haunt.

Sporting pursuits are readily available with racing at Cheltenham, hunting with the Old Berks Hunt, golf at Frilford Heath and numerous local shoots. Historical and cultural interests can be pursued in nearby Oxford, Woodstock and Burford.

There is an excellent range of primary and secondary schools in the area, both state and private including the highly regarded schools in Oxford and Abingdon. St Hugh's Prep school is just under three miles away.



DESCRIPTION

This well loved family home and farmstead offers exciting opportunities and possibilities. Built in 1853 by the Buckland Estate with later additions, the house is constructed of stone with brick quoins under a Stonesfield slate roof.

Detailed features of the house include; tall ceilings, large 16 pane sash windows, wooden shutters, Dentil corncicing, scalloped alcove shelving, deep panelled door reveals and marble mantelpiece in drawing room.

A delightful wrought iron porch with large flagstones under a slate roof welcomes you. The three principal reception rooms all open directly from the hallway. Both the drawing and sitting rooms are dual aspect with working fireplaces and the sitting room has French doors opening to the south facing rear garden.

A corridor leads down to the large utility/boot room which has doors to both sides of the house. This leads on to the kitchen, with its Aga, wooden units and walk-in larder, and then on to the family room. The self-contained annexe has its own access from the yard and direct access from the utility room.

A pleasing wide staircase with sweeping oak handrail rises to the galleried landing with views down the tree lined drive.

The dual aspect principal bedroom enjoys south and east facing views. The large dressing room has built in wardrobes to one wall and the bathroom leads off. On the other side of the landing is the guest bedroom with a large en suite bathroom. There are two further bedrooms and bathroom on the first floor. A door opens to a staircase to the second floor. This is presently arranged as separate space for teenagers with two further bedrooms, a sitting room and a bathroom.

OUTSIDE

The south facing gardens are interspersed with stone walling, beech hedging, flower beds and a mature copse of mixed trees. The lime tree lined drive leads on to the main yard, enclosed by stone walling. The large stone barn, with roof timbers intact, stables, stores and garaging surround the yard with the Dutch barns lying beyond. There is plentiful hard standing, both in the yard and at the end of the drive.

The pond, fed by a tributary of the Thames, is a delight with its island and duck house. A bridge spanning the lake provides a second access into the yard.

Paddocks lie beyond with easy access to the river, just half a mile away.

TENURE

Freehold with vacant possession on completion

SERVICES

Mains electric. Private water supply and drainage. Oil central heating. Broadband

LOCAL AUTHORITY

Vale of the White Horse
Council tax band H

VIEWING

Strictly by appointment with Savills Summertown office 01865 339700

FIXTURES AND FITTINGS

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings, garden ornaments and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from Savills.





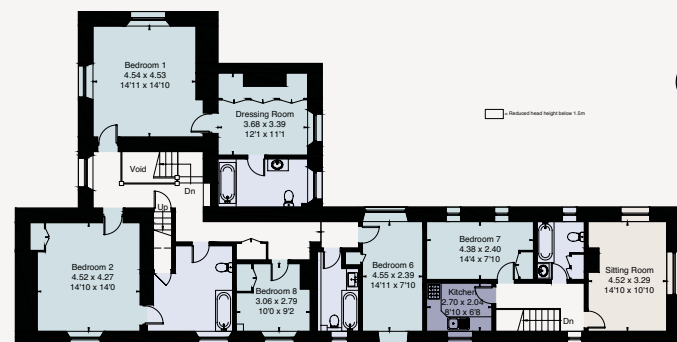
Gross internal area (approx) 432.7 sq m / 4657 sq ft (Excluding Void)

Including Limited Use Area (27.2 sq m / 293 sq ft)

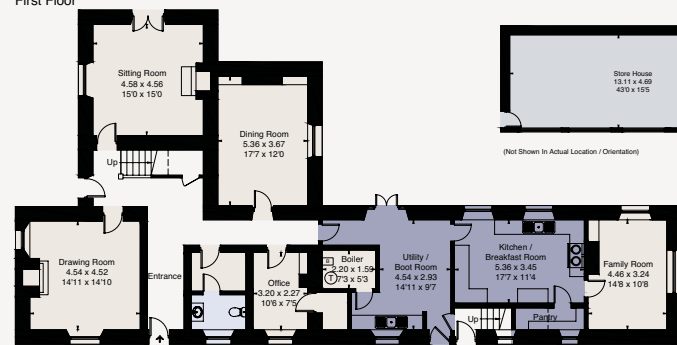
Barns/Outbuildings = 840.2 sq m / 9044 sq ft

Garage/Storehouse = 193.7 sq m / 2085 sq ft

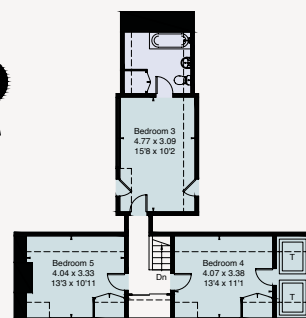
Total = 1033.9 sq m / 11,129 sq ft



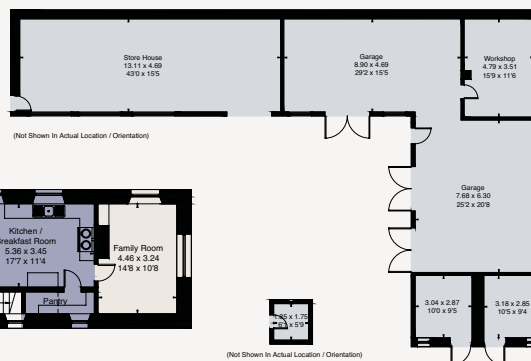
First Floor



Ground Floor



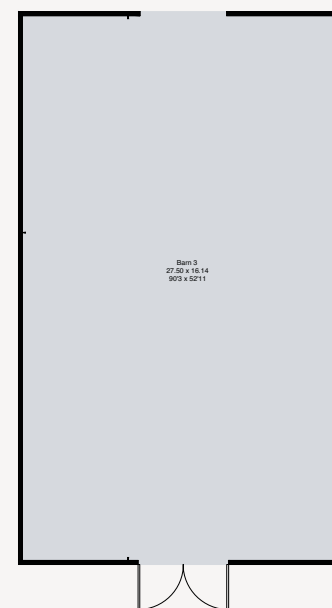
Second Floor



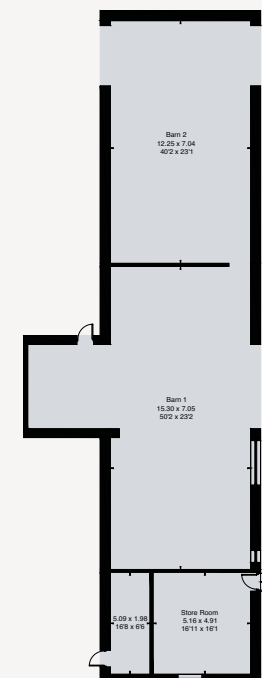
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