



An individual and spacious family house

Balliol Farmhouse, Rousham Road, Tackley, Oxfordshire, OX5 3AJ

Freehold



An individual and spacious family house in generous plot with ideal self-contained annexe

Entrance hall • sitting room • kitchen/dining room
utility room • cloakroom room • study • 4 bedrooms
family bathroom • shower room • large one bedroom
annexe

Ample off street parking • mature gardens • in all about
a quarter of an acre

Location

Tackley is a pretty Oxfordshire village surrounded by beautiful countryside to the north of Oxford. Village facilities include a primary school, charming public house, village hall, a community run shop and train station with services to Oxford and London, Paddington.

Further amenities can be found in the nearby former market town of Woodstock which offers a secondary school, mini supermarket, shops, hotels, public houses and restaurants. A large Sainsbury's can be found at nearby Kidlington, which is

about 5 miles to the south, together with a shopping parade, sports center and further primary and secondary schooling.

Directions

From Kidlington, proceed north on the A4260, then take the turning on the right to Tackley. Once in the village, pass the green on the left and continue along Medcroft Road which then becomes Rousham Road and Balliol Farmhouse will be seen on the right on a sharp bend.





Description

Balliol Farmhouse is a spacious detached family house built by the current owners in 1981. It is situated within a generous plot with comfortable and flexible accommodation arranged over two floors. The large kitchen/dining room forms the hub of the house and has fitted cupboards, dish washer and range cooker. Beyond is the well-appointed utility room which also has a door to the side. The sitting room is double aspect with a fireplace and fitted cupboards and display shelves. Accessed from the porch is the study.

On the first floor are 4 bedrooms, family bathroom and separate shower room. Off the half-landing is a door to a lobby providing access to the self-contained annexe with a sitting room, kitchen (with entrance door), bedroom and bathroom.

Outside there is ample parking to both sides with the mature garden to the rear and sides. A portion of the garden

has been allocated to the annexe and there are useful sheds and a private terrace to the rear of the house.

Tenure
Freehold

Services
All mains services are connected. Gas-fired central heating.

Local Authority
West Oxfordshire District Council

Viewing
Strictly by appointment with Savills.

Brochure prepared and photographs taken November and December 2019



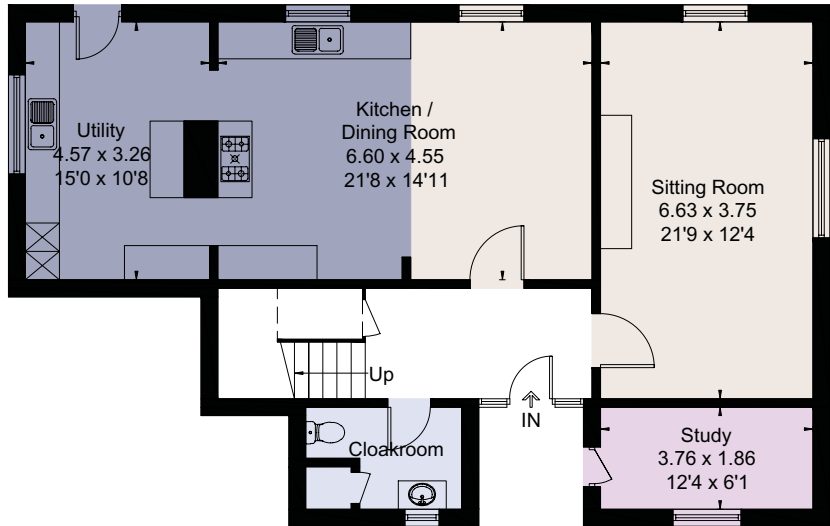
Balliol Farmhouse, Rousham Road, Tackley, Oxfordshire, OX5 3AJ
Main House 198.5 sq m / 2137 sq ft
Annexe 51.5 sq m / 554 sq ft
Total approximate area 250 sq m / 2691 sq ft
Including Limited Use Area (2.9 sq m / 31 sq ft)

 [onTheMarket.com](https://www.onthemarket.com)

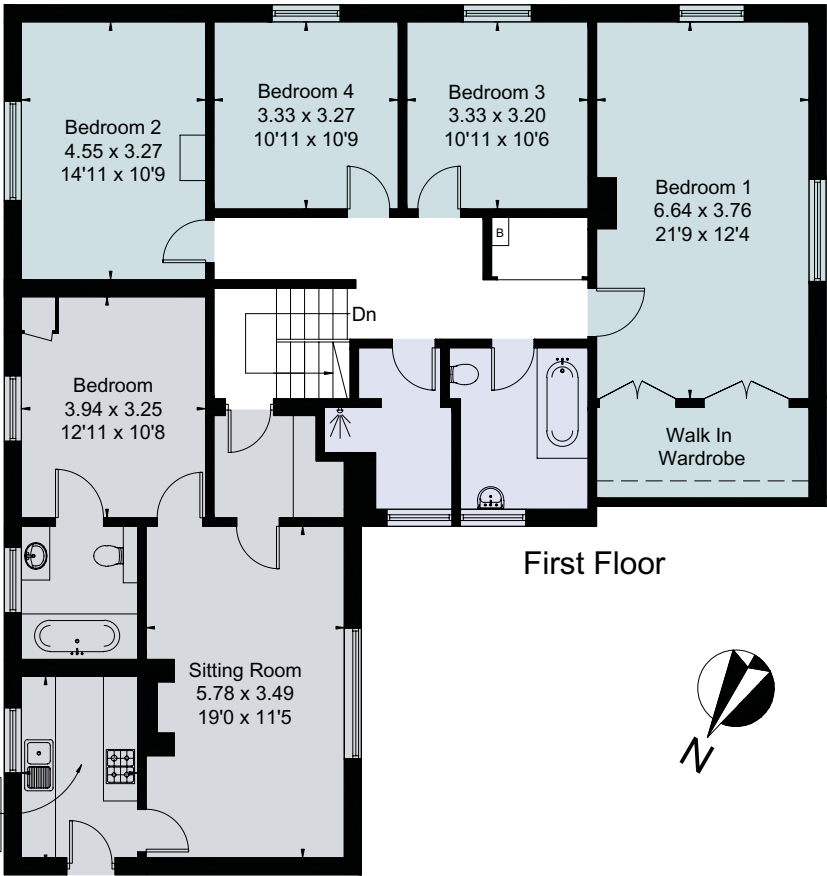
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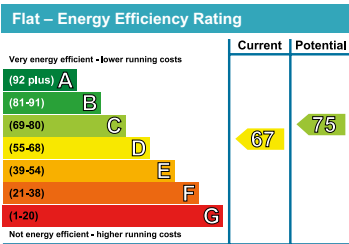
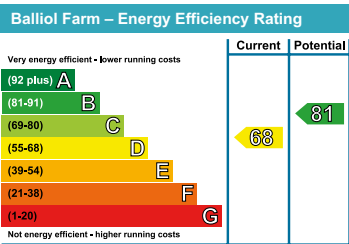
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Ground Floor



First Floor



□ = Reduced head height below 1.5m



Raised Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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