



Impeccably presented period property

Mead Farm, 54 Church Lane, Yarnton, Oxfordshire, OX5 1PY

Freehold



Impeccably presented period property situated on a no through lane, with excellent access to the city

- Hall • drawing room • dining room • study • sitting room
- kitchen breakfast room • utility room/boot room • WC
- 5 bedrooms • dressing room/bedroom 6 • 3 bathrooms • detached garaging and stores • summer house • off road parking • enclosed rear gardens • in all about 0.5 acres

Distances

Parkway 3 miles (London/ Marylebone from 56 minutes), Oxford 4 miles, Woodstock 4 miles, Oxford M40 (J9) 8.5 miles (distances & times approximate)

Situation

Situated about 4 miles to the north of the city of Oxford, the village of Yarnton has amenities which include a primary school, village hall, two public houses, doctors surgery, post office/ shop and garden centre. The nearby historic town of Woodstock offers day to day facilities, with Oxford providing for cultural, sporting and shopping needs.

Blenheim Palace with its landscaped parkland is a local attraction to visit and for walks.

Communication is excellent with Oxford Parkway station close by (about 3 miles) serving London Marylebone from about 56 minutes. The M40 is reached via the A34 and there is a regular bus service into Oxford from the top of the lane. Yarnton is also well located for a wide selection of state and independent schools in and around the city of Oxford.









Description

Situated at the end of a no through lane at the edge of the village, Mead Farm has origins dating to the mid seventeenth century and has evolved over the years. Constructed of stone below a pitched stonessfield slate roof, the property is Grade II listed and retains a wealth of period features. Tastefully updated to a high specification by the current owners works include re-wiring, re-plumbing and new central heating system/boiler. The bathrooms have been refurbished, as has the kitchen with granite work surfaces, gas range oven and work island, with matching units and work surfaces in the utility room. The property today combines all the charm of a period property with the comforts of modern living.

Outside

Approached through wooden gates to gravel parking, there is an impressive detached, thatched barn providing garaging for 2/3 vehicles and a store room. With space in the eaves, it offers scope for conversion for other uses subject to relevant consents.

To the rear are attractive partly walled gardens backing on to fields. Mainly laid to lawn, there is sheltered terrace area to the side of the house.

Directions

Leaving Oxford on the A44 northwards, proceed towards Woodstock. At the roundabout by The Turnpike public house, turn left signposted Yarnton.

Once in the village, turn left into Church Lane and proceed to the end, where Mead Farm is found on the right.

**Property Information
Tenure**

Freehold with vacant possession on completion.

Services

Mains services are connected. Security alarm.

Local Authority

Cherwell District Council
Council Tax Band G

Viewings

Strictly, by appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property in order that you do not make a wasted journey.

Fixtures & Fittings

Those items mentioned in the details are included in the sale. The chandeliers and summer house are excluded. Other items may be available by separate negotiation. Contact selling agents for further information.

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Gross internal area (approx) 354.5 sq m/3,816 sq ft

Garages 55.9 sq m/602 sq ft

Store Room 12.4 sq m/133 sq ft

Limited Use Area 32.2 sq m/347 sq ft

Total 422.8 sq m/4,551 sq ft



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