



## Substantial listed farmhouse in need of updating

**Blackditch Farm, Blackditch, Stanton Harcourt, Witney, Oxfordshire, OX29 5SB**

Freehold with vacant possession on completion.





3 reception rooms • kitchen • study • 4 bedrooms • extensive outbuildings • south facing gardens • in all about 0.95 acres

#### Local information

Stanton Harcourt is located north of the River Thames between the market towns of Witney and Abingdon, due west of Oxford. Within the village is a primary school and the Harcourt Arms. Eynsham, which is some 4 miles away, is a pretty former market town that provides everyday shops and secondary schooling. The larger market town of Witney and the historic city of Oxford are both within easy reach.

#### Directions

From Oxford take the A40 towards Cheltenham. At the Eynsham roundabout turn left onto the B4449 towards Stanton Harcourt. Once in the village, turn right onto Blackditch Lane and the farmhouse will be seen on the left, after a short distance.

#### About this property

Blackditch Farmhouse is an imposing period property, listed Grade II, that dates from the 17th century and has many period features including inglenook fireplace, high ceilings, chamfered beams, mullioned windows and impressive staircase.

Outside are extensive gardens and a useful range of outbuildings including stables and barn.

Blackditch Farmhouse is now in need of complete renovation and modernisation.

Photographs taken July 2020.

#### Services

Mains water, electricity and drainage are connected. Oil fired central heating.

#### Fixtures and Fittings

Those items mentioned in these sale particulars are included in the freehold sale as are the fitted carpets. All other fixtures, fittings, furnishing are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

#### Tenure

Freehold with vacant possession on completion.

#### Local Authority

West Oxfordshire District Council

#### Viewing

Strictly by appointment with Savills







Approximate Area = 262.7 sq m / 2828 sq ft  
Garage = 27.8 sq m / 299 sq ft  
Outbuildings = 230.5 sq m / 2481 sq ft  
(Excluding Open Barns)  
Total = 521.0 sq m / 5608 sq ft  
Including Limited Use Area (2.9 sq m / 31 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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