



# Historical farmhouse in need of complete renovation

Hall Farmhouse, 30 Springhill Road, Begbroke, Kidlington, Oxfordshire, OX5 1RX

Freehold



4 reception rooms • kitchen • utility room • old dairy • 5 bedrooms • family bathroom • listed cart house and further outbuildings • gardens and grounds, about 0.66 acres

#### Local information

Begbroke lies midway between Oxford and Woodstock and is well placed for access to the A34, A40 and M40. There are railway stations at Long Hanborough and Oxford Parkway giving fast and regular services to London Paddington and Marylebone. There is good local shopping in Woodstock and Kidlington and the world famous Blenheim Palace and parkland is nearby.

#### Directions

From Oxford take the A44 northwards and on the roundabout at Begbroke take the first exit onto Springhill Road and Hall Farmhouse will be found after about one mile, just before a sharp right hand bend.

#### Distances

Woodstock 2.5 miles , Oxford city centre 5 miles. (Distances are approximate)

#### About this property

Hall Farmhouse is an imposing period property, listed Grade II, believed to date from the 17th century and was substantially remodelled and extended in about 1820. Built in stone under a tiled roof, it has attractive detail including dressed stone windows, flagstone floors, high ceilings, shuttered sash windows and open fireplaces. The property is believed to stand on the site of a medieval manor house.

The south facing garden lies to the front of the property and adjacent to the entrance drive is a four bay cart house that is also listed Grade II.

The property is now in need of renovation and modernization.

Photographs taken July 2020.

#### Services

All mains services are connected.

#### Covenant

The property will be sold with a restriction that it remains a single family dwelling.

#### 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

#### Local Authority

West Oxfordshire District Council

#### Viewing

Strictly by appointment with Savills

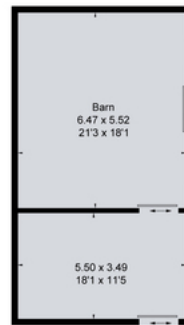




Approximate Area = 357.5 sq m / 3848 sq ft (Including Attic Room / Excluding Open Store)  
Outbuildings = 100 sq m / 1076 sq ft  
Total = 457.5 sq m / 4924 sq ft  
Including Limited Use Area (16.5 sq m / 178 sq ft)  
For identification only. Not to scale.



(Not Shown In Actual Location / Orientation)

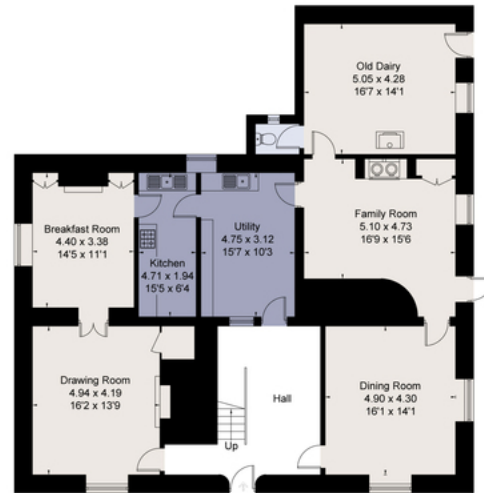


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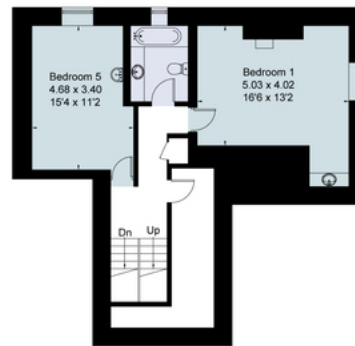


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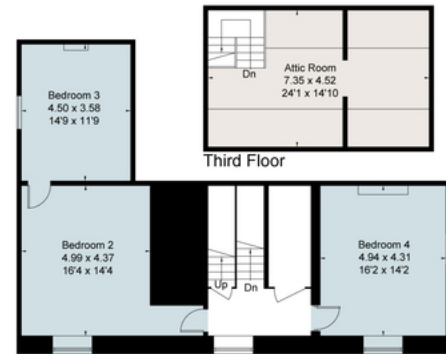
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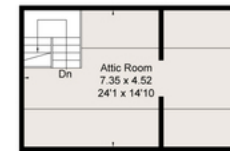
Ground Floor



First Floor



Second Floor



Third Floor

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