



Delightful Grade II listed house

College Farm House, Ginge Road, West Hendred, Oxfordshire, OX12 8RP

Freehold



Entrance hall • family room • sitting room • dining room • kitchen • cloakroom • master bedroom with en suite • 2 further bedrooms • family bathroom • study/nursery • 3 bay garage and workshop with flat above • summerhouse with pizza oven • attractive gardens

Distances

Wantage 4 miles, Abingdon 9 miles, Oxford 15 miles, Didcot Parkway (London Paddington from 40 mins) 6 miles, Heathrow Airport terminal 2 47 miles (Distances are approximate)

Directions

From Oxford take the A34 south for approximately 11 miles. At Milton Interchange take the exit towards Wantage. After about 1 mile turn right down Featherbed Lane. At the T-junction turn right to Wantage. After about 1 mile at The Extraordinary Hare pub turn left onto The Greenway. After about half a mile the destination is on your right just before an unmade track on the left.

Situation

West Hendred is a small village on the edge of the ancient Ridgeway and Icknield Way. Despite being tucked away in a rural setting it has very easy access to road, rail and airport links. The village is set within a Conservation Area between the Lockinge and West Hendred Estates, with the delightful Ginge Brook running through it. Everyday shopping needs are met in the nearby market town of Wantage. Neighbouring East Hendred offers 2 public houses, including the renowned Eyston

Arms, Church of England and Catholic churches, post office and shop and primary school.

Description

With idyllic views across a meadow to the church, College Farm House is a picturesque period cottage that has been sympathetically updated by the present owners to create a charming family home. The original bread oven, inglenook fireplaces, exposed beams and ledged doors have been retained and complimented by the addition of a stunning oak framed kitchen extension with bifold doors opening to the west facing garden. The 4 door electric Aga and oak units with granite worktops present a contemporary living space for family and entertaining. Originally owned by Corpus Christi College and believed to date to circa 1598, the property also offers 3 good sized and delightful reception rooms, 2 with inglenook fireplaces with wood burning stoves. The cellar is accessed via a hatch and stairs in the dining room and is dry and usable storage space. The stairs lead off from the family room to a master bedroom with ample wardrobe space and an en suite bathroom with separate shower. There are 2 further double bedrooms, a family bathroom and a smaller room presently used as a study.





Outside

An oak framed triple bay garage with workshop and flat above offers useful ancillary space. The green oak summerhouse and pizza oven make for easy summer entertaining. The garden is mostly laid to lawn with mature trees, a small spinney and mixed herbaceous border around the summerhouse. In all about 0.75 acre.

Tenure

Freehold with vacant possession on completion

Services

Water, electric and drainage all connected
Oil central heating
High speed Broadband

Local Authority

Vale of the White Horse
Council Tax Band F

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.



College Farm House, Ginge Road, West Hendred, Oxfordshire, OX12 8RP
Gross internal area (approx) 185.8 sq m / 2000 sq ft
Basement 16.5 sq m / 178 sq ft
Garage 17.7 sq m / 190 sq ft
Outbuildings 50.4 sq m / 542 sq ft
Total 270.4 sq m / 2910 sq ft (Excluding Wood Garage / Summer House)



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