



Pipplepen Farmhouse, Weald

Breckon & Breckon
EST. 1847

Pipplepen Farmhouse

Weald OX18 2HW

Weald is a delightful hamlet on the edge of Bampton surrounded by countryside yet within easy reach of the village centre with its many amenities and a short drive to the bustling market town of Witney. This fine Cotswold stone farmhouse offers spacious accommodation across two floors and is being sold with no onward chain. Offering approximately 2,040 sq ft of living space the light and airy rooms include a dual aspect reception room with parquet flooring, log burning stove, a large hall/reception room which in turn leads to a dual aspect sitting room with log burning stove. The cottage style kitchen is fitted with a good range of units and the large window allows plenty of natural light to fill the space with a view across the garden. Parquet flooring to the welcoming hall plus a utility room, cloakroom and boot room complete the superb ground floor picture. To the first floor there are four double bedrooms and a refitted bathroom with modern tiling and bath with shower over.

Externally, there is ample gravelled parking. Generous, south westerly facing gardens afford a high degree of privacy.

Guide Price: £675,000

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South-westerly
facing







Council Tax:
Band E - £2723.49

Parking
Ample gravelled parking

Local Authority
West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-101) A				(10-15) A			
(81-91) B				(16-20) B			84
(69-80) C				(21-25) C			
(55-68) D				(26-30) D			
(39-54) E				(31-35) E			
(21-38) F			41	(36-40) F		38	
(1-20) G				(41-45) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales				England, Scotland & Wales			

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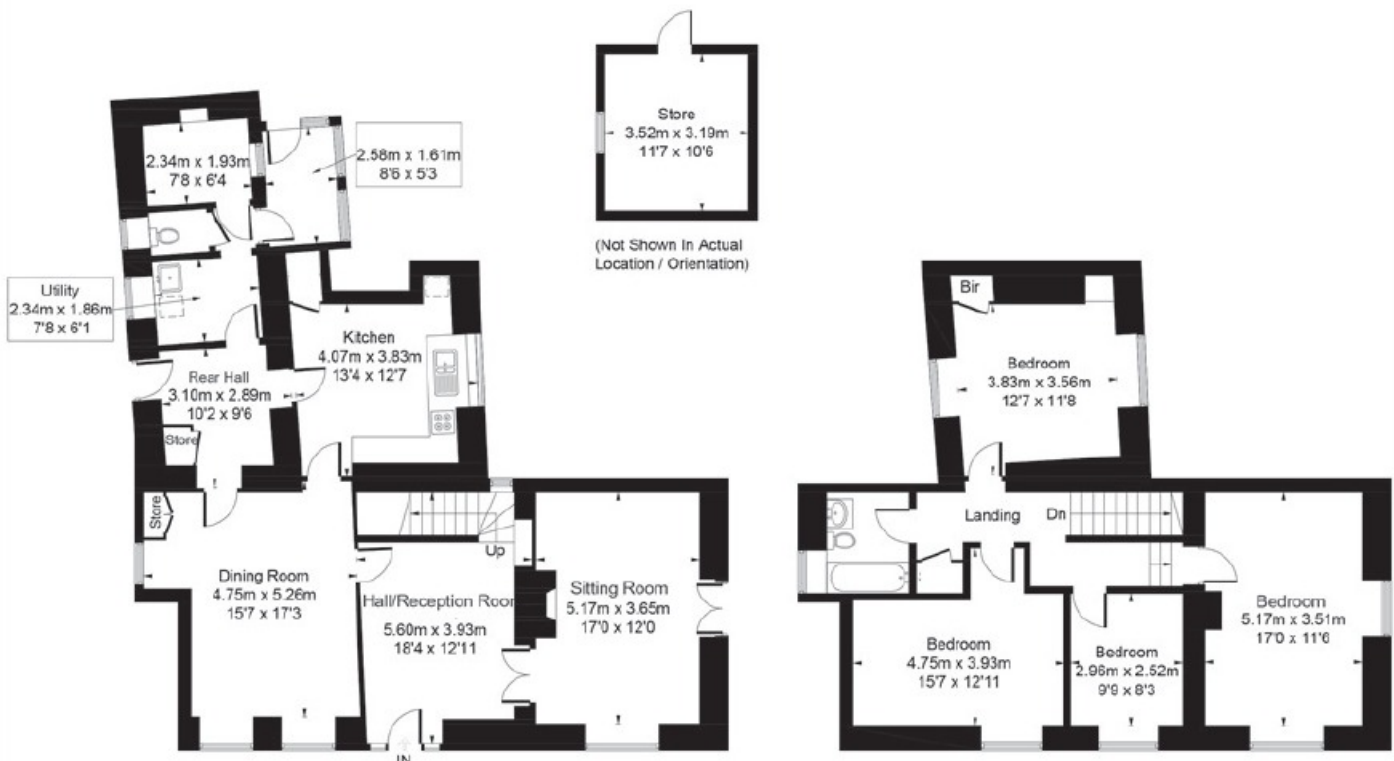
“Agent's comment”

This wonderful home is nestled in the pretty hamlet of Weald which offers country living at its very best yet a short drive will take you to the thriving village of Aston or the market town of Witney with its wide range of amenities.

An abundance of character runs throughout the whole property and the outbuilding offers a great opportunity for home office/ancillary accommodation STPP. Properties of this nature are seldom seen on the open market and an appointment to view is highly recommended.



Approximate Gross Internal Area = 190.2 sq m / 2047 sq ft
 Store = 11.2 sq m / 120 sq ft
 Total = 201.4 sq m / 2167 sq ft





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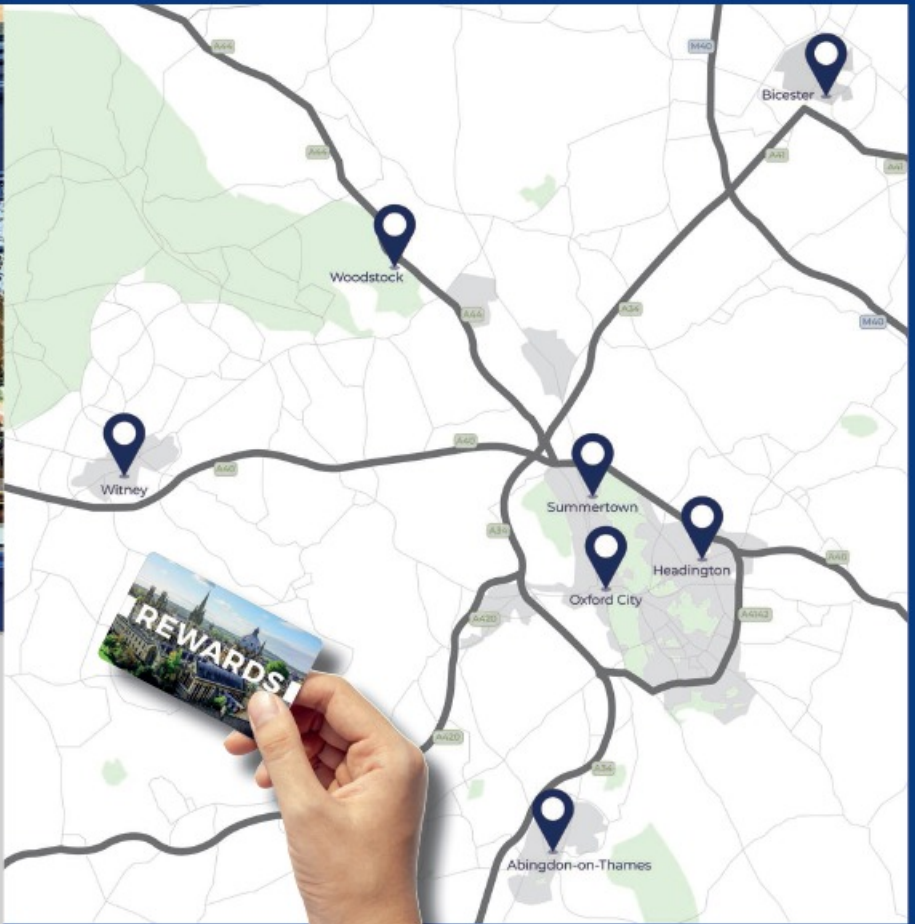
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