

FILKINS FARMHOUSE

FILKINS, OXFORDSHIRE



Filkins Farmhouse

A most attractive, beautifully presented Grade II Listed Cotswold stone village house with features dating back to the early 17th Century with walled gardens and paddocks. All set in approximately 2 acres.

- Entrance Hall
- Drawing room
- Dining room
- Family room
- Study
- Kitchen/ breakfast Room
- Garden room
- Butler's Pantry
- Cloakroom
- Bedroom 1 with dressing room, adjoining shower/ bathroom.
- 3 Bedrooms with adjoining shower rooms.
- Attic room bedrooms 5 and 6.
- Study area on the 2nd floor
- Lapsed planning permission granted to create a separate bathroom in bedroom 5.
- Attached single garage/ workshop
- Detached double garage with space above.
- Cotswold stone walled garden.
- 2 Stables
- 2 Pony paddocks.

Description

Filkins Farmhouse has been sympathetically renovated, extended and updated to a high standard and now offers a beautiful, spacious and light period family home.

To the front of the house are the Georgian reception rooms with high ceilings and beautiful period fireplaces. The entrance hall is particularly inviting with an attractive period staircase and Cotswold flagstone floor. This property has a stunning kitchen, which has been

crafted to tone with the Aga, the Cotswold flagstones and the subtle double smoked oak floors in the two adjoining rooms. The cupboards and drawers are in antique cream finish with granite and wooden worktops. A range of white goods have been incorporated into the kitchen. There is also a very useful Butler's Pantry, with units to match the kitchen, and offers an extensive range of white goods and a cooker with a hob and an American fridge/freezer.



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Butler
Sherborn

The house is listed Grade II of Architectural and Historical Interest. There are many period features throughout the house which include sash windows with shutters and seats, Cotswold stone mullioned leaded light windows, open fireplaces, Cotswold flagstone and wooden floors, a copper, exposed ceiling timbers, beams, 'A' frames and lintels some with provisions hooks. The property also benefits from garaging for 3 cars, 2 pony paddocks and 2 wooden stables.

Outside

The property is approached from the village lane. The front garden is enclosed by Cotswold stone walls with lavender, rose and box beds lining some of the boundaries. A gravelled path leads from the wrought iron pedestrian gate on the village lane.

The property is also approached through the double wrought iron gates, the gravelled drive to the left hand side of the house leads to the garages and parking. Both garages have water and a power supply, the double garage has electric opening doors.

GARDENS

The rear courtyard is enclosed by Cotswold stone walls with planted beds. The rear garden is fully enclosed by high Cotswold stone wall and some timber fencing. There are well stocked shrub beds and mature trees. The wooden sheds are ideal for garden mowers and implement stores along with a firewood store. The Cotswold stone/Flagstone paved terrace is ideal for outdoor entertaining as the glazed doors open to the garden room and kitchen/breakfast room, with water feature.

Situation

Mileages. Lechlade 3 miles. Burford 5 miles. Cirencester 15 miles. Swindon 14 miles. Oxford 23 miles. (all mileages approximate)

Filkins Farmhouse is situated in the heart of the pretty and unspoilt village of Filkins, which lies in a Conservation Area. This village dates back to the Saxon period although there is evidence of earlier settlements. There is a village Church, a kindergarten, a public house with restaurant, post office/local shop, public open-air swimming pool and children's playground with football pitch. In addition there is a small craft centre, The Cotswold Woollen Weavers.



There is a strong village community with numerous annual events involving all age groups. More information can be found on the village website www.filkins.org.uk.

The village lies on the Gloucestershire/Oxfordshire borders, being some 3 & 5 miles from the historic market towns of Lechlade and Burford. Both provide everyday amenities including small supermarkets, banks, post office, library, medical centre, chemist and primary school. The larger centres of Witney, Oxford and Cheltenham are within easy driving distance providing a wider range of facilities including cultural and recreational amenities.

Road communications are good with the M4 (junction 15) being within easy driving distance. The A40 at Burford continues to either



Cheltenham to the west, or Oxford to the east connecting onto the M40 (junction 8) into London.

Rail stations at Didcot (20 miles) and Swindon (14 miles) provide regular and frequent services to London (Paddington) taking about 50 and 60 minutes respectively. Similarly there is an excellent train service at Charlbury (10 miles) to London (Paddington) taking about 65 minutes.

There is a good choice of both State and Private schools in the area for all ages. The surrounding countryside offers many opportunities for walking and riding. In the village of Filkins there is part of the well known D'arcy Dalton Way, which is the 65 mile walk across Oxfordshire and more footpaths and bridle paths to the neighbouring villages. In addition there is boating on the River Thames at Lechlade.

AMENITIES

Theatres at Oxford, Chipping Norton, Cheltenham and Stratford-upon-Avon. Golf at Burford, Witney, The Wychwood and Naunton Downs.

Cotswold Wildlife Park. Racing at Cheltenham, Stratford-upon-Avon and Newbury.

SERVICES

Mains water, electricity and gas. 2 septic tanks. Telephone (subject to BT regulations) Broadband available in Filkins. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including curtains, garden ornaments are excluded. Some may be available by separate negotiation if required.

LOCAL AUTHORITY

West Oxfordshire District Council, Wood Green, Witney, Oxfordshire OX28 1NB. T (01993) 702941 www.westoxon.gov.uk

POSTCODE GL7 3JJ

TAX BAND F





Viewing

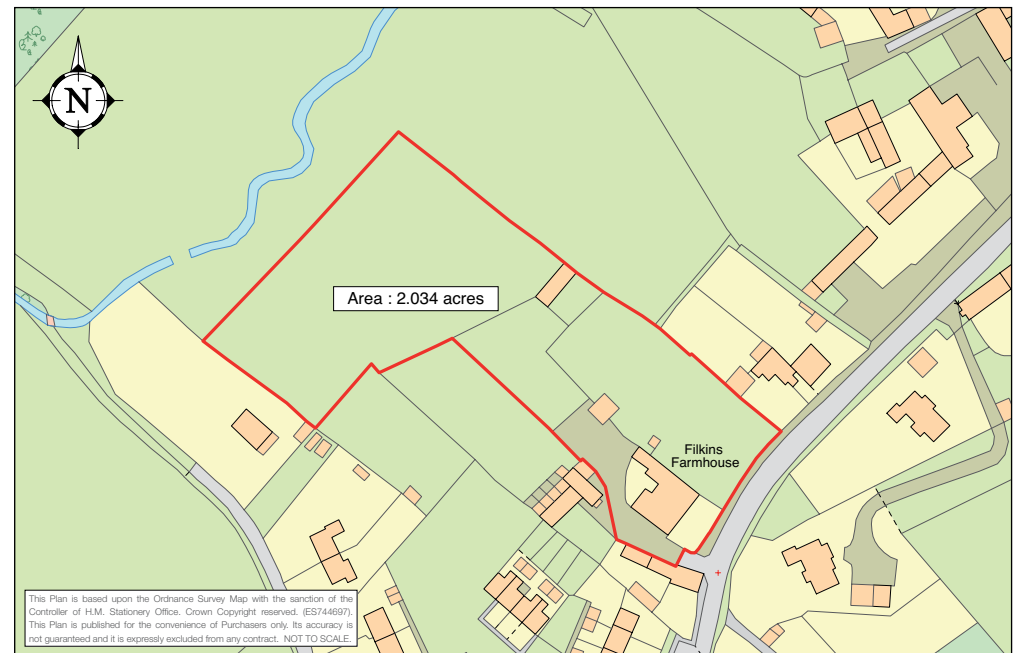
Please telephone Butler Sherborn, Burford Office T 01993 822325
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Directions

From Burford take the A361 towards Lechlade, take the first turn sign posted to Filkins. Once in the village look for the Cotswold Woollen Weavers on the right hand side. Filkins House is shortly afterwards on the right hand side. The drive is to the left hand side of the house and leads to the garaging.

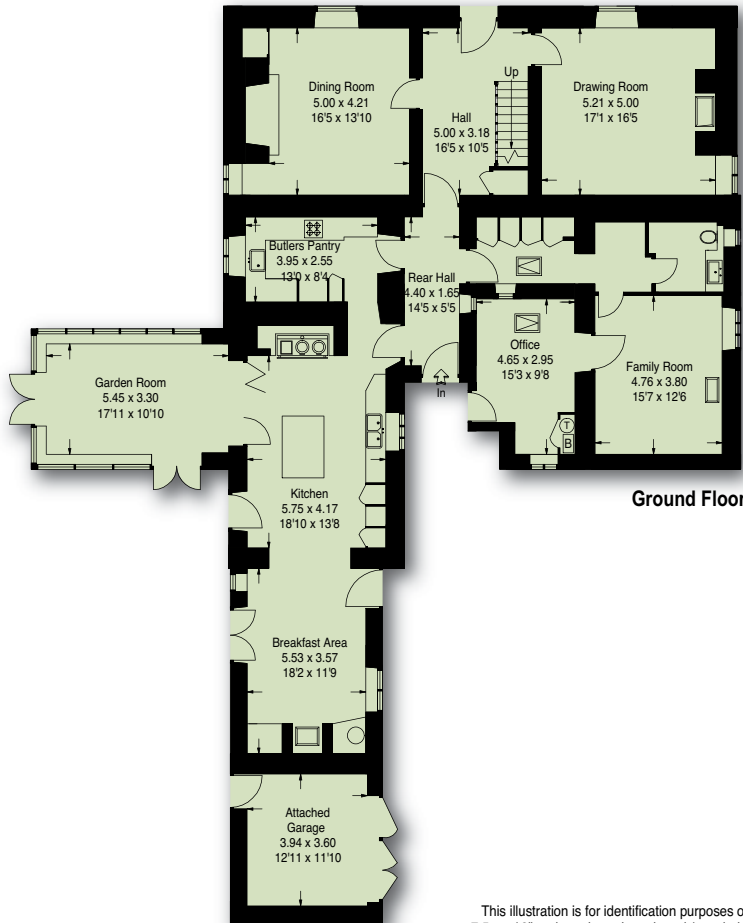
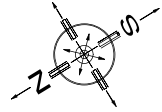


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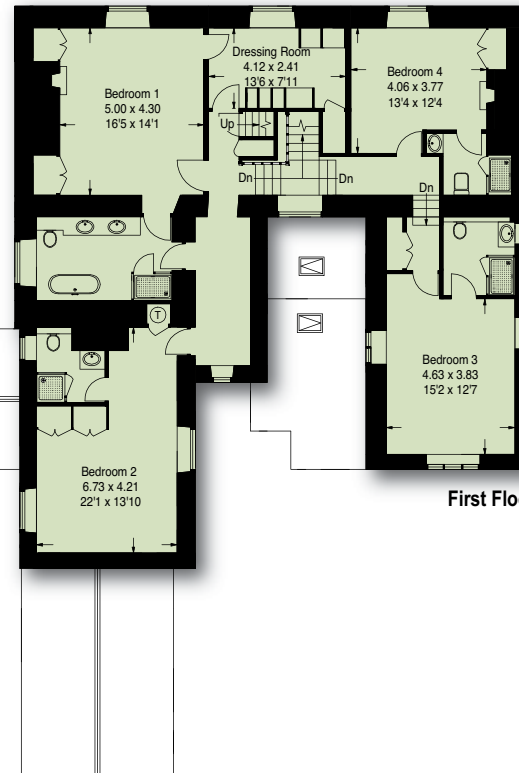


--- = Reduced headroom below 1.5 m / 5'0"

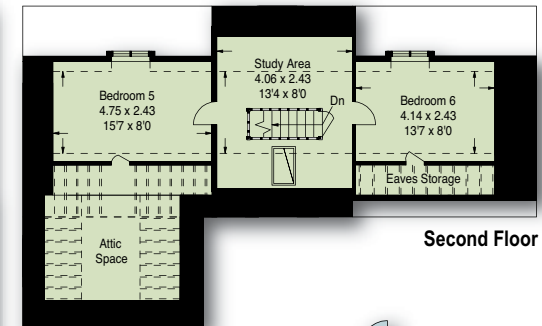
Approximate Gross Internal Area :-
House :- 428 sq m / 4607 sq ft (Excluding Eaves & Attic Space)
Attached Garage :- 14 sq m / 151 sq ft
Detached Garage :- 36 sq m / 387 sq ft
Stables :- 54 sq m / 581 sq ft
Total :- 532 sq m / 5726 sq ft



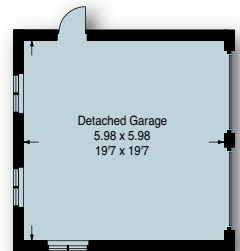
Ground Floor



First Floor

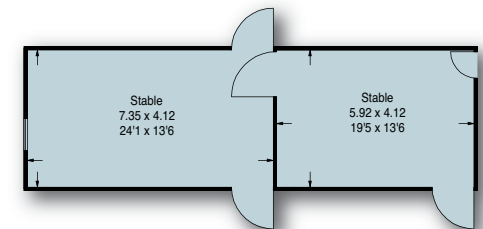


Second Floor



Garage

(Not Shown In Actual Location / Orientation)



Stables

(Not Shown In Actual Location / Orientation)

FLOORPLANZ © 2010 0845 6344080 Ref 76014

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.

DISCLAIMER

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn nor the seller accept responsibility for any error that these particulars may contain however caused. Neither the partners or any employees of Butler Sherborn have any authority to make any representation of warranty whatsoever in relation to this property. Bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before travelling to view this property. Particulars written and photographs taken: April 2015.

