

OLDFIELD FARMHOUSE

Buscot Park Estate, Eaton Hastings, Oxon



MOORE ALLEN
& INNOCENT

Oldfield Farmhouse £ 2,795 pcm

Buscot Park Estate, Eaton Hastings, Oxon.

An exceptionally spacious 4-5 double bedroom detached farmhouse overlooking open countryside and situated to the edge of the beautiful National Trust estate of Buscot Park.

Introduction

Available immediately and for a long let if desired, this substantial property offers c. 3,000 sq. ft. of flexible accommodation set over two floors, and further benefits from large surrounding gardens, orchard paddock, ample parking and a detached double garage.

With some parts understood to date from the original Victorian model farmstead that occupied the site, the farmhouse was formerly a series of artisan workers cottages that have been combined with later additions to provide a comfortable family home.

Ground Floor

To the ground floor an entrance hall leads to three generously sized reception rooms, each with charming character features of the Period and each with a pleasant southerly outlook across the garden.

A particularly noteworthy feature of the property is the remodelled farmhouse kitchen with its ample range of fitted base and wall mounted storage units together with both a freestanding cooker and a full-sized Aga. There is ample space for a kitchen table with seating alongside space and plumbing for white goods as required, whilst a separate walk in larder pantry adds further useful storage.

In addition, on the ground floor is a good-sized study /home office, two cloakrooms, a boot room and a separate utility room with shower.

First Floor

To the first floor there are three large double bedrooms, each again with views across the garden and fields beyond, and each with built-in wardrobe storage. To the rear of the property there is a fourth double bedroom with access through to a further room - which could be used as either a bedroom five, guest room, hobby /playroom or storage.

Also on this floor are a number of useful linen cupboards, a good sized shower room and a separate family bathroom.



Outside

Outside, the large detached farmhouse sits within extensive grounds including driveway entry to ample private parking as well as a timber built double garage /workshop with power and light. The front garden enjoys a pleasant southerly aspect with views over the surrounding countryside and is predominantly laid to lawn with mature borders, seating terrace, vegetable patch and a greenhouse. Set just away from the house is a small orchard paddock, again laid to grass, and interspersed with a selection of established fruit trees.

Close to Home

The rural parish of Eaton Hastings is a much sought-after location within its charming mixture of farmsteads, byres, traditional

cottages and a medieval church. Just along the road is the pretty Thames-side village of Buscot - where many of the buildings are owned by the National Trust as part of the Buscot Park Estate, an idyllic place to enjoy the weir and lock at the river, as well as tea rooms and a children's park. The National Trust estate also provides a superb choice of countryside walks.

The nearby historic market town of Faringdon (c. 3 miles) provides an excellent range of everyday services and amenities including doctors' and dentists' surgeries and a leisure centre with swimming pool. The town also boasts active cricket, tennis and rugby clubs. In addition, there are several supermarkets serving the town - including a Waitrose. There is a Farmers' Market once a month, and a street market each Tuesday morning, together with a fine

selection of independent restaurants and traders including a butcher and baker.

There is an excellent choice of primary and secondary schooling options within the area. Amongst secondary educational facilities, Faringdon Community College and Burford School both have very good reputations whilst a number of private sector schools including Cokethorpe, St. Hugh's, Pinewood School and the Oxford Colleges are within daily driving distance

Eaton Hastings is also ideally positioned for the A420, providing easy access to the A34, M40 and M4 and to the mainline railway services from Swindon, Oxford, Oxford Parkway and Didcot Parkway.

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Services

We understand that mains water, electricity and telephone are connected. There is an oil-fired central heating and hot water system, and a private drainage septic tank.

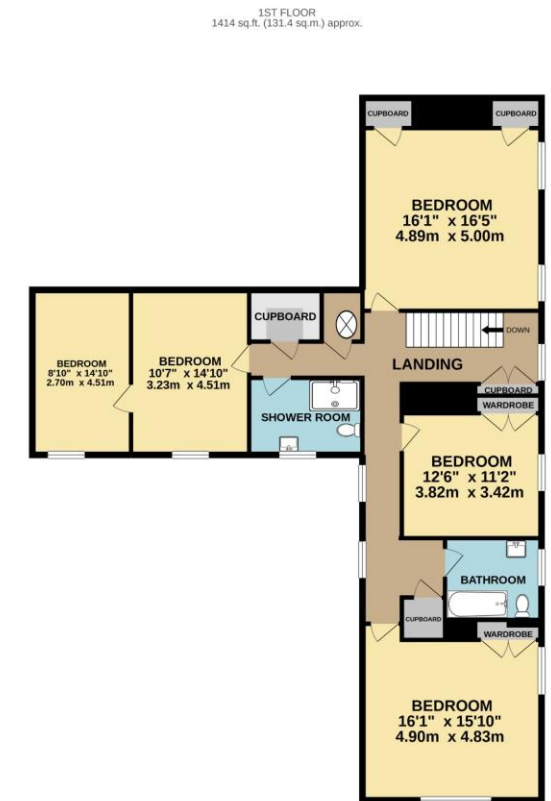
Council Tax - Band F

EPC – Band - tbc

Viewings are strictly by appointment via the sole Agent:
Moore Allen & Innocent



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TOTAL FLOOR AREA : 3032sq.ft. (281.7 sq.m.) approx.

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