

# Moor Mill Farm

Uffington, Faringdon, SN7 7QD





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112 Acre Farm • Grade II Listed Farmhouse • Period Outbuildings • General Purpose Farm Buildings  
Established Woodland • Level Arable and Pasture Land

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## Description

Coming to the market for the first time since 1968, Moor Mill Farm has origins going back to the C17th. More recently it was a busy dairy farm until the owners retired from farming in 1995.

The lovely, thatched chalkstone and red brick Grade II Listed farmhouse has great charm, retaining several appealing period features, evolving over the years to become a warm and welcoming family home.

The house has its own separate driveway off the country lane, with electric gates opening into a courtyard edged with small period outbuildings currently used for a variety of purposes including garaging.

The driveway passes through to the front of the house where you first see the wide-ranging views over its own land and more distant farmland to the west.

In common with most farmhouses, the most used entrance is through the back door which in this case is a lovely oak

frame glazed link across the rear of the house. This takes you into either the kitchen, dining room or boot/utility room.

The kitchen is a calm blend of old and new, refitted approximately 8 years ago with clever use of alcove cupboards and pantry areas with the full sized electric 5 oven and gas hob AGA being a focal point. A comfortable family space lies within the kitchen area.

The two main reception rooms are in the heart of the house and benefit from the impressive period fireplaces.

Beyond is a lobby with cloakroom, with the adjacent utility room completing the ground floor.

Upstairs there are up to 4 bedrooms with two bathrooms and a separate cloakroom. An appealing second little staircase winds back down to the kitchen.

The gardens extend to both sides of the house with the west side sloping down to

Uffington Brook which runs across a section of the farm before joining Rosey Brook, the early section of what becomes the River Ock.

The more modern farm buildings remain from the former dairy farm and provide the typical range of milking parlour through to cattle sheds, the most eastern one currently with a commercial use as a small school bus storage depot.

The farmland comprises a large block of approx 80 acres of level arable land to the west, bordered by the railway line and local roads. A smaller parcel of mature pastureland lies to the north, again bordered by the local lanes and the River Ock to the north. A public bridleway runs along the eastern edge.

There are two blocks of mature woodland accompanied by recently planted areas of woodland.

## Location

Moor Mill Farm lies in the parish of Uffington on the western edge of the Vale of the White Horse. The village of Uffington has several historical connections and is about 1 mile to the south providing a well-equipped village store with Post Office, a popular primary school, and a traditional public house.

There are good road links to Oxford (15 miles) and Swindon (11 miles) via the A420, with more local facilities and secondary schools available in the nearby market towns of Faringdon (5 miles) and Wantage (7 miles). Major rail links to London and the west are available from Swindon, Didcot, and Oxford.

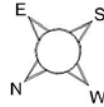
Moor Mill Farm is also well positioned for several excellent independent schools such as the St Hugh's (8.5 miles) and Pinewood (10 miles) prep schools, as well as senior schools including Abingdon, Our Ladies and St Helens & St Katherine's (15 miles).







**Moor Mill Farm, Uffington, Faringdon**  
**Approximate Gross Internal Area**  
 Store 1 = 815 Sq Ft/76 Sq M  
 Store 2 = 391 Sq Ft/36 Sq M  
 Stables = 443 Sq Ft/41 Sq M  
 Garages = 930 Sq Ft/86 Sq M  
 Barn = 784 Sq Ft/73 Sq M  
 Total = 3363 Sq Ft/312 Sq M



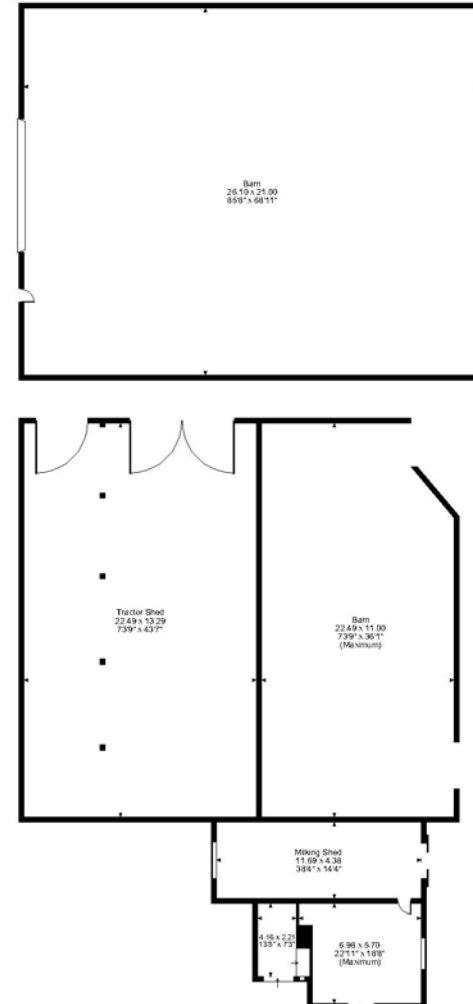
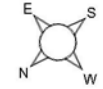
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The position & size of doors, windows, appliances and other features are approximate only.

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**Moor Mill Farm, Uffington, Faringdon**  
**Approximate Gross Internal Area**  
 Barn Building = 11748 Sq Ft/1091 Sq M  
 Milking Shed = 1103 Sq Ft/102 Sq M  
 Total = 12851 Sq Ft/1193 Sq M



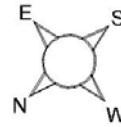
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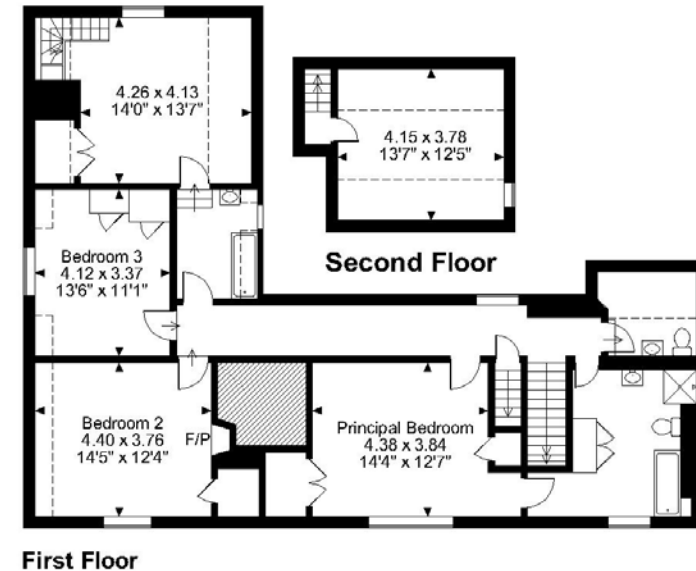
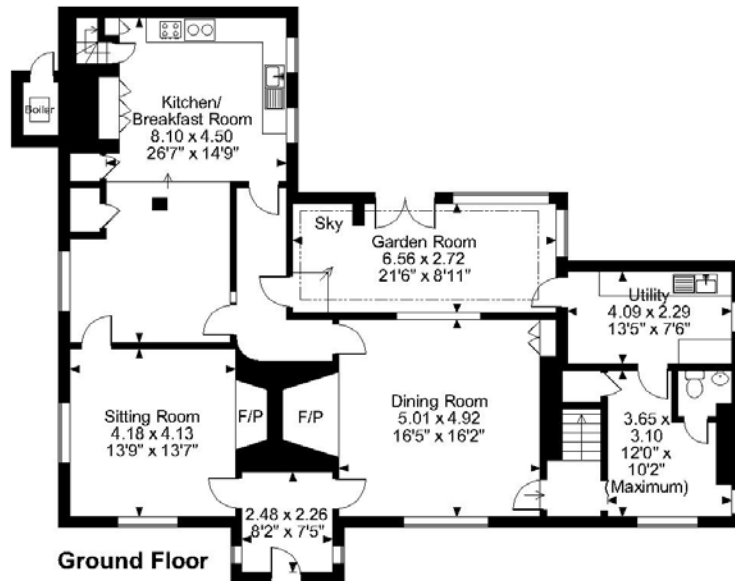
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# Moor Mill Farm



Moor Mill Farm, Uffington, Faringdon  
 Approximate Gross Internal Area  
 2864 Sq Ft/266 Sq M



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