



College Farmhouse, Ashbury  
Oxfordshire, Guide Price £500,000

Waymark

# Swindon SN6 8LN

Oxfordshire

Freehold

**Characterful Farm House | Garage & Outbuildings | Four Bedrooms All With Jack & Jill En-suites | Three Reception Rooms | Utility Area & Downstairs w/c | Gated Driveway With Plenty Of Off-Street Parking | Private Garden | Popular And Sought After Village Location | Extensive refurbishment required | No onward chain**

## Description

College Farmhouse is a delightful Grade II Listed property, dating from the 18th century, situated in the popular Downland village of Ashbury, in need of considerable further refurbishment and with potential to extend into outbuildings, subject to planning.

The ground floor comprises a long entrance hallway which gives access to the sitting room, a useful family room in the centre of the house and a large open plan kitchen/dining room. The kitchen has been fitted with a range of modern wall and floor mounted units under an oak work top and has an attractive slate floor. Accessed from the kitchen is a useful utility area and cloakroom. A boot room completes the ground floor.

Stairs from the hallway lead to the first floor where there is a large master bedroom and 3 further bedrooms. There are two Jack and Jill bathrooms attached to the bedrooms, offering ultimate flexibility on how the bedrooms can be used.

Stairs from the landing lead up to the second floor which is currently storage but could offer further accommodation (subject to planning and conversion works).

To the rear of the house is a garage and two stone and brick built outbuildings currently used for storage, but with potential either to be incorporated into the main house or be put to other uses (subject to planning). The gardens extend to the rear of the property and there is ample off-street parking.

The property benefits from mains electricity, water and drainage and is heated centrally via an oil fired boiler.

Please note: the property is in need of considerable further refurbishment and any buyer will need to allow for this within their purchase budget. For further information on this aspect, please contact the selling agents.

The property is available with no onward chain.

## Location

Ashbury is a delightful village, nestling at the foot of the downs close to White Horse Hill at Uffington and the Ridgeway. It has a public house, the Rose and Crown Hotel; a primary school and a village shop. The Church of England Church of St Mary was originally Norman but rebuilt in the 13th century. The present school was built in the latter part of the 20th century, replacing the previous school building which is now the village hall. Ashbury Mission Hall was a "tin tabernacle" building of corrugated iron opened in 1908. Ashdown House, built in about 1660 and now run by the National Trust, is about two miles south of the village. Ashbury is well placed for access to the M4 (c. 7 miles) and for the comprehensive amenities and mainline rail services at Swindon.

Nearby Shrivenham (c. 4 miles) is one of the larger villages in the Vale. It has a number of shops, restaurants and public houses, a primary school, Church of England and Methodist churches and a doctors' surgery.

## Viewing Information

By appointment only please.

## Local Authority

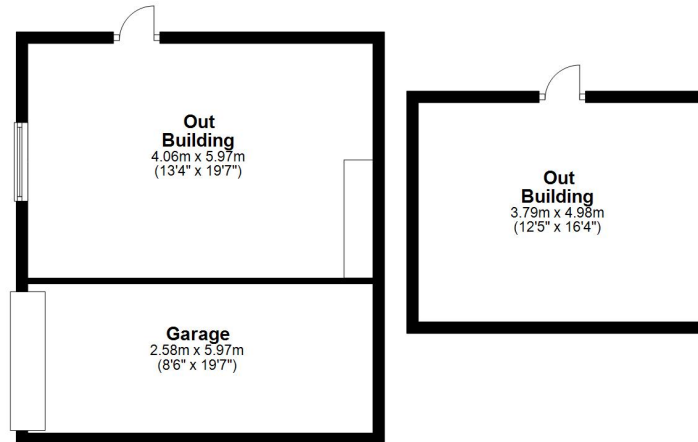
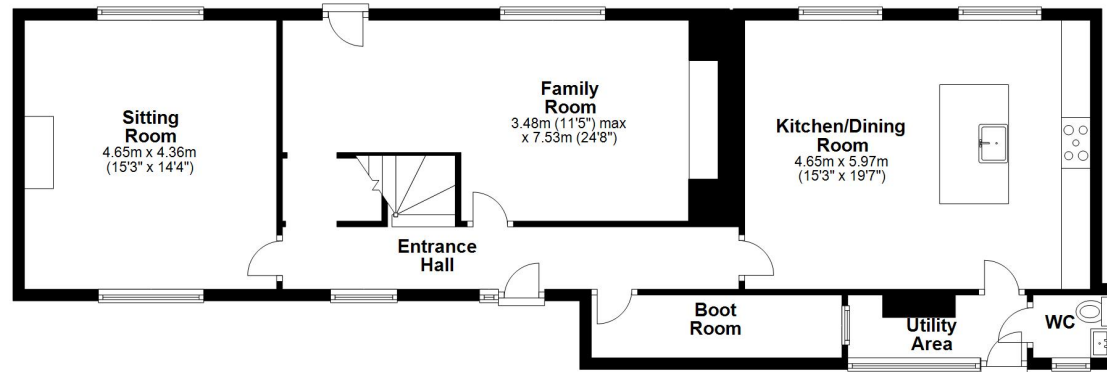
Vale of White Horse District Council

Tax Band: E



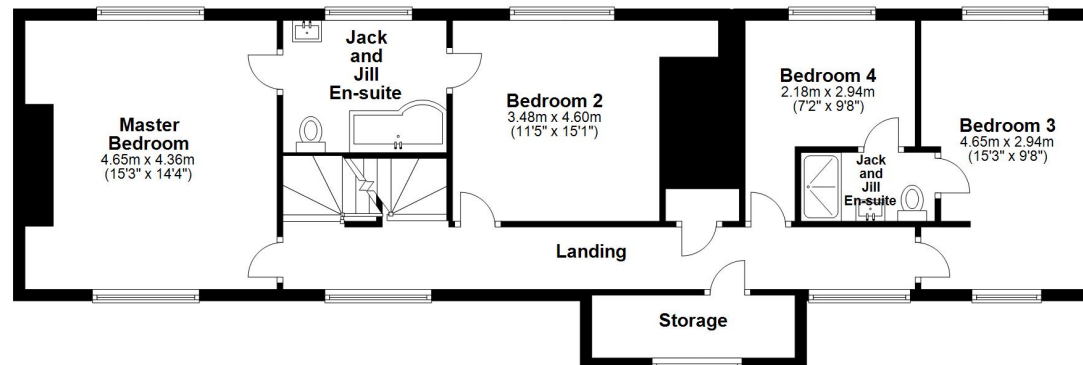
## Ground Floor

Approx. 153.9 sq. metres (1656.5 sq. feet)



## First Floor

Approx. 86.3 sq. metres (928.6 sq. feet)



Total area: approx. 240.2 sq. metres (2585.1 sq. feet)

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

