



Lowerfield Farm, Lower Bourton
Offers in Excess of £750,000

Waymark

Lower Bourton, Oxfordshire SN6 8HT

Freehold

Beautiful Period Property | No Onward Chain | Bursting With Character And Period Features Throughout | Four Spacious Double Bedrooms | Four Reception Rooms Including Kitchen/Breakfast Room | Extensive Driveway & Frontage | Great Entertaining Spaces Inside And Outside | Seven Open Fireplaces | Countryside Views | Great Commuter Access Onto The A420, A419 And M4

Description

A fantastic opportunity to purchase Lowerfield Farm House which is a picturesque four bedroom country home, located just off the A420 on the outskirts of the attractive villages of both Bourton and Shrivenham. The property is situated in the centre of a generous plot featuring large gravel driveway, wraparound garden and boasting beautiful countryside views. The property also benefits from four spacious double bedrooms, four reception rooms including the kitchen/breakfast room, two pantries, and a utility area.

The property is offered to market chain free and is well presented and bursting with character and original features dating back to the early 1900s. The accommodation comprises; Grand entrance hallway, bright sitting room with open fire place, spacious dining room with open fire place, large kitchen featuring a breakfast bar, two generous pantries, utility area with access to the rear, study with open fireplace, downstairs w/c, landing, large family bathroom with separate bath and shower cubicle and four spacious double bedrooms all containing open fire places and the master bedroom benefiting from a built-in storage cupboard.

Externally, to the front of the property there is a large gravel driveway as well as a spacious front garden which is mainly laid to lawn. There is access down the right side of the property where there is also a wood-store to the side of the house. To the rear, the extensive garden is laid to lawn with trees and bushes planted throughout, and offers fantastic countryside views.

The property is freehold and must be viewed to be fully appreciated.

Location

Lowerfield Farm House is located just off the A420 and the property benefits from great access to the A419 and M4 offering a great balance of accessibility and rural beauty. Swindon train station is circa 6 miles away and there are good bus links providing swift connections to surrounding towns, while local villages offer charming pubs, independent shops, and scenic walking trails. Lowerfield Farm House presents an exceptional opportunity to experience countryside living with all the conveniences of modern life.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: F



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | 57 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |

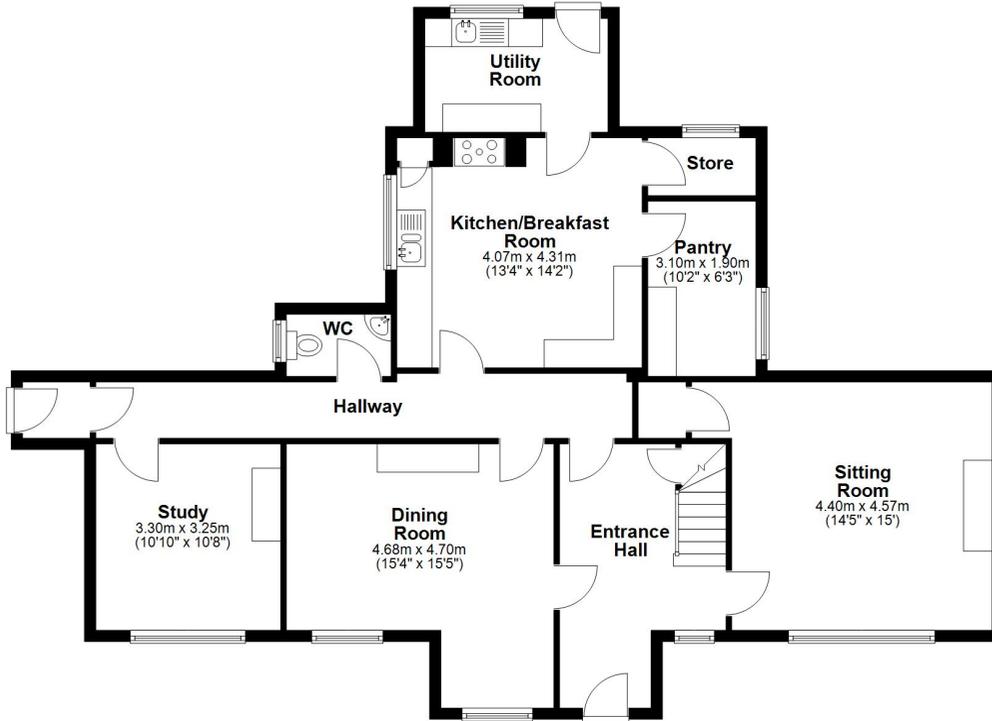


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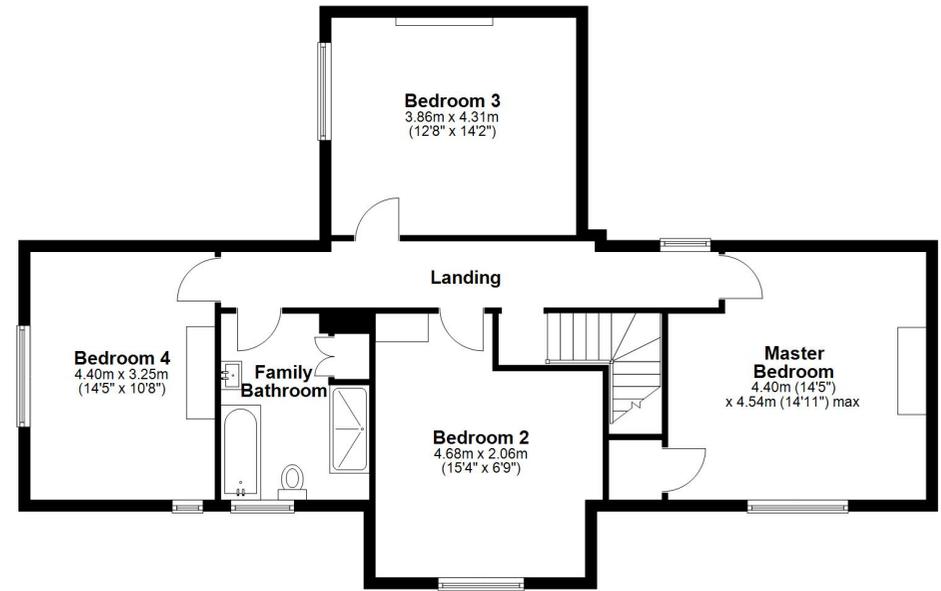
Ground Floor

Approx. 111.9 sq. metres (1204.0 sq. feet)



First Floor

Approx. 92.1 sq. metres (991.7 sq. feet)



Total area: approx. 204.0 sq. metres (2195.7 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.

