



Hobbs Hill, Fernham  
Oxfordshire, Guide Price £1,100,000

Waymark

# Hobbs Hill, Fernham SN7 7NU

Oxfordshire

Freehold

**Impressive And Substantial Detached Family Home | Four Large Double Bedrooms | Three High Spec Bathrooms | Three Spacious Reception Rooms | Including Beautiful Open Plan Kitchen/Diner With Bi-Fold Doors Out To Garden | Utility & Downstairs W/C | Private Rear Garden | Double Garage With Electric Doors | Graveled Driveway | Solar Panels Which Helps Lower Energy Costs And Provides A Small Annual Income | Popular And Sought After Village Location**

## Description

A fantastic opportunity to purchase this stunning and bespoke four double bedroom detached family home which is located in the beautiful village of Fernham in Oxfordshire. This impressive property is architect designed and was built by the current owners back in 2010. The property is SIPS constructed along with Cotswold stone which provides a stylish finish. The property benefits from four spacious double bedrooms, three large reception rooms, three modern bathrooms as well as driveway, double garage, and private landscaped rear garden.

A lot of thought went into the design of the property along with the technical specifications and fixtures and fittings. The property is very efficient and benefits from solar panels which both help reduce energy costs, as well as provide a small annual income and also heat the water in the property. There is also a Zappi electric vehicle charger in the garage, wet underfloor heating throughout the ground floor, integrated Cat 5 cabling, fibre broadband connection and built in Sonos speakers in the sitting room and kitchen/diner.

The properties accommodation comprises; Large entrance hall with built-in storage, downstairs w/c, utility/boot room with side access to driveway, beautiful open plan kitchen/diner with all built-in appliances and bi-fold doors out to the garden, spacious dual aspect sitting room complete with both large fireplace with wood burner and bi-fold doors out to the garden, large dual aspect snug/family room with wood burner, gallery landing with velux window, family bathroom with both walk-in shower and bath, four spacious and light double bedrooms, all of which benefit from built-in wardrobes and master and second bedroom with well appointed en-suite shower rooms. The master and fourth bedrooms also have Juliet balconies with attractive views over the countryside.

Outside to the front there is a large gravelled driveway which provides plenty of off-street parking which leads up to the detached double garage. The double garage benefits from two electric doors as well as power and lighting, the garage also houses the

electric vehicle charging point. The rear garden is private and has been beautifully landscaped. The garden is mainly laid to lawn along with a large raised terrace which is accessed from both sets of bi-fold doors in the property. The garden is mature and benefits from outside lighting, multiple fruit and specimen trees as well as a large pond, greenhouse and storage shed and potting shed.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating and upvc double glazing throughout. This property must be viewed to be fully appreciated.

## Location

Fernham village has an active community and a church that combines as a village hall. The popular Woodman pub is located in the centre of the village and within a 2 minute walk.

The nearby market town of Faringdon provides a range of amenities including primary and secondary schools, Waitrose, Aldi and Tesco supermarkets, a leisure centre and numerous other facilities. The area is served well for private education with St Hugh's and Pinewood Prep schools both within 10 miles.

A regular No.S6 bus service runs from Faringdon to Oxford and Swindon. Fernham is approximately 2 miles south of the A420 which leads directly to Swindon (10 miles) to the west and Oxford (12 miles) to the east, where main road and rail links can be found.

## Viewing Information

By appointment only please.



Waymark  
Faringdon Office

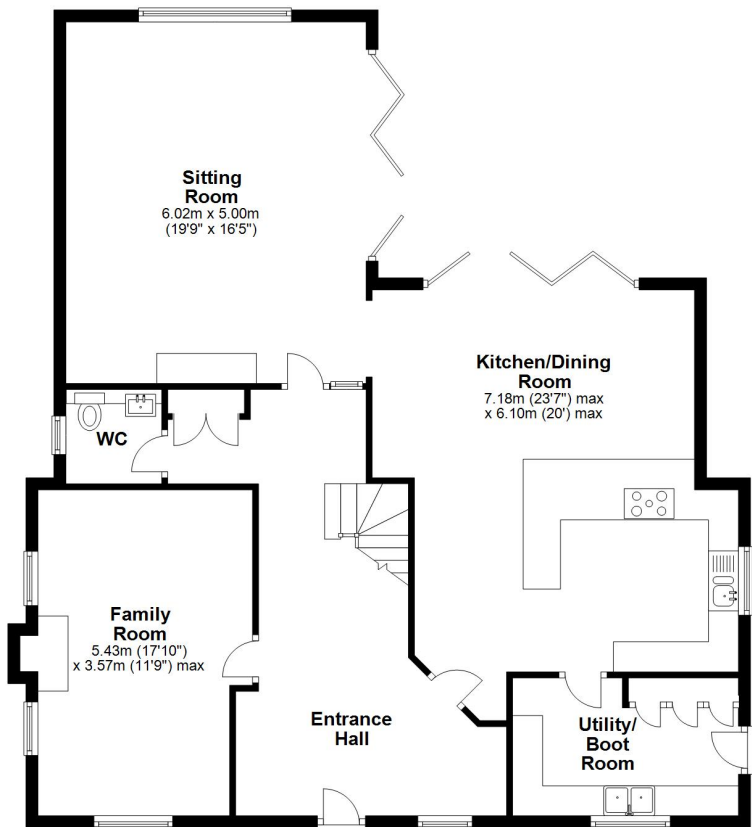
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	88	88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

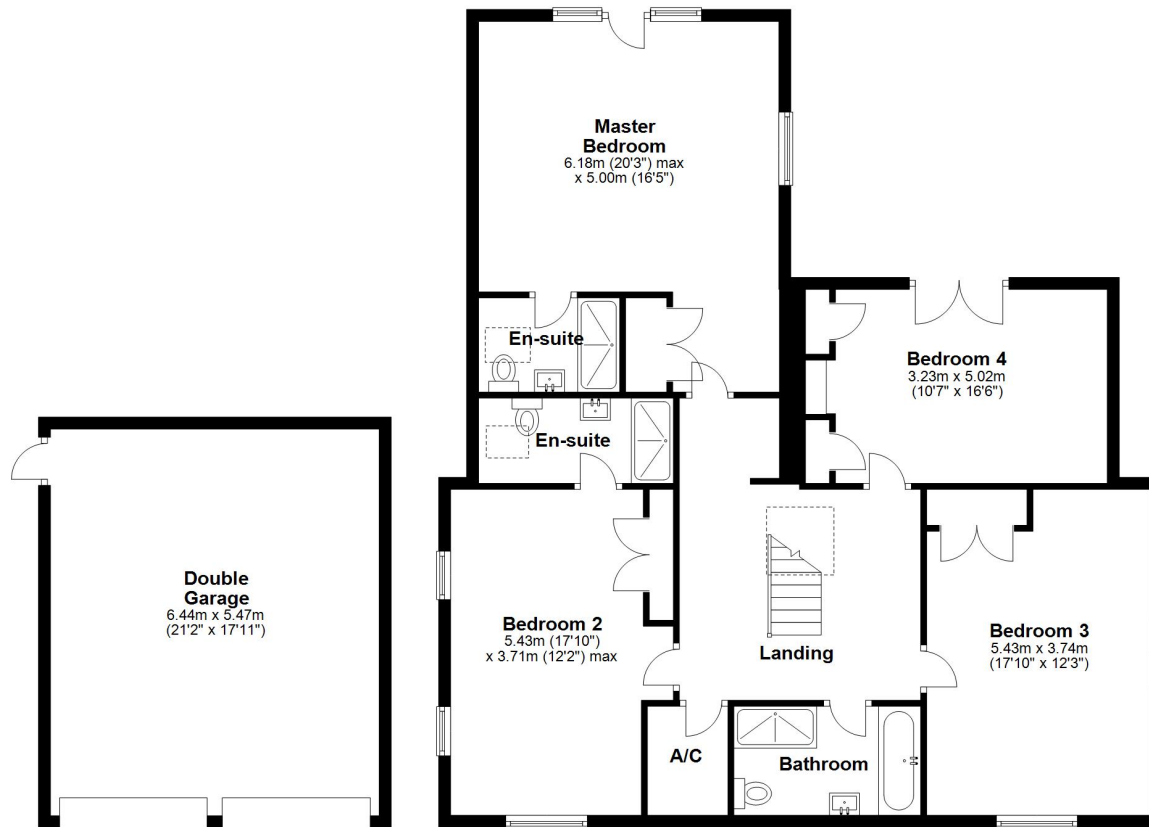
### Ground Floor

Approx. 155.8 sq. metres (1676.8 sq. feet)



### First Floor

Approx. 120.5 sq. metres (1297.3 sq. feet)



Total area: approx. 276.3 sq. metres (2974.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

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.

