

Moor Mill Farmhouse

Uffington, Faringdon, SN7 7QD





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Moor Mill Farmhouse comprises an attractive Grade II listed farmhouse, period outbuildings, gardens and woodland, enjoying far reaching views. In all extending to approximately 2.75 acres

Charming Period Farmhouse • Period Outbuildings offering Scope for Range of Uses • Large Gardens and Woodland • Own Gated Access • Charming Period Features • Wide-Ranging Rural Views

Description

Coming to the market for the first time since 1968, Moor Mill Farmhouse has origins going back to the C17th.

The lovely, thatched chalkstone and red brick Grade II Listed farmhouse has great charm, retaining a number of 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 the through back door which in this case is a lovely oak frame glazed link across 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 about 8 years ago with clever use of alcove cupboards and pantry areas with the full size 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 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 including an area of mature woodland. The buildings and land extend to approximately 2.75 acres.

More land and buildings are available: please enquire of the selling agents.

Location

Moor Mill Farmhouse lies in the parish of Uffington on the western edge of the Vale of the White Horse. The village of Uffington has a number of 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.

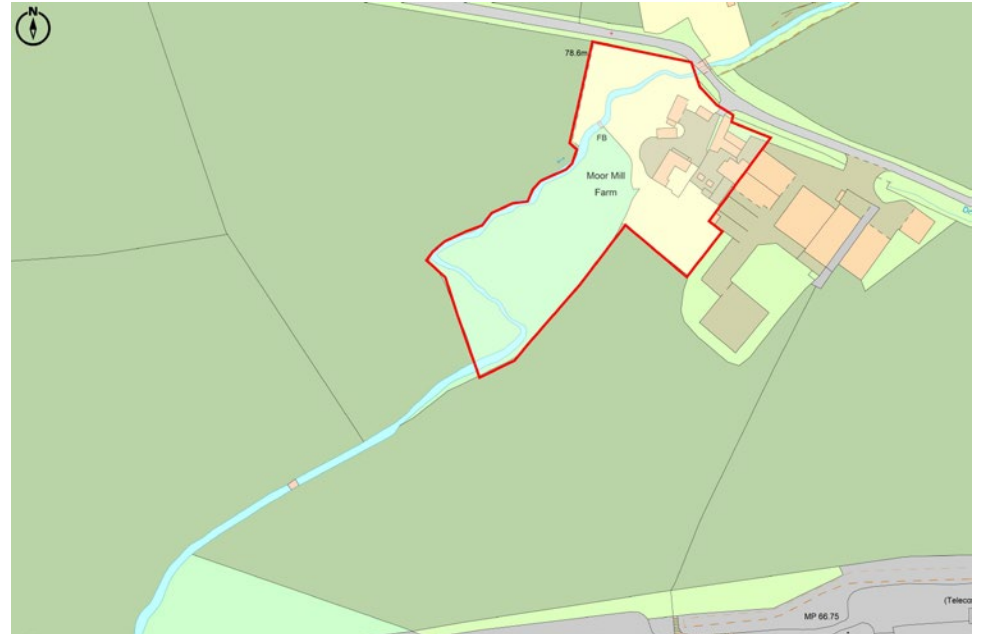
There are good road links to Oxford (15 miles) and Swindon (11 miles) via the A420, with more local facilities and secondary schools available in the nearby market towns of Faringdon (5 miles) and Wantage (7 miles). Major rail links to London and the west are available from Swindon, Didcot and Oxford.

Moor Mill Farmhouse is also well positioned for a number of 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).





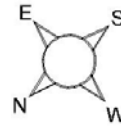




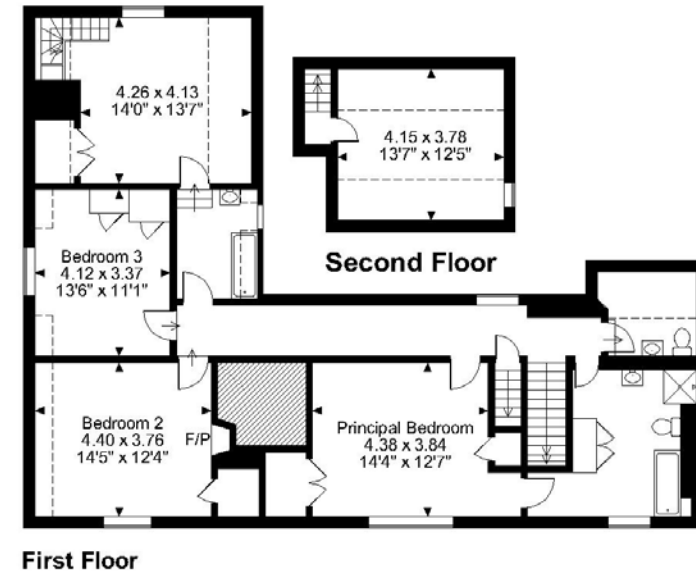
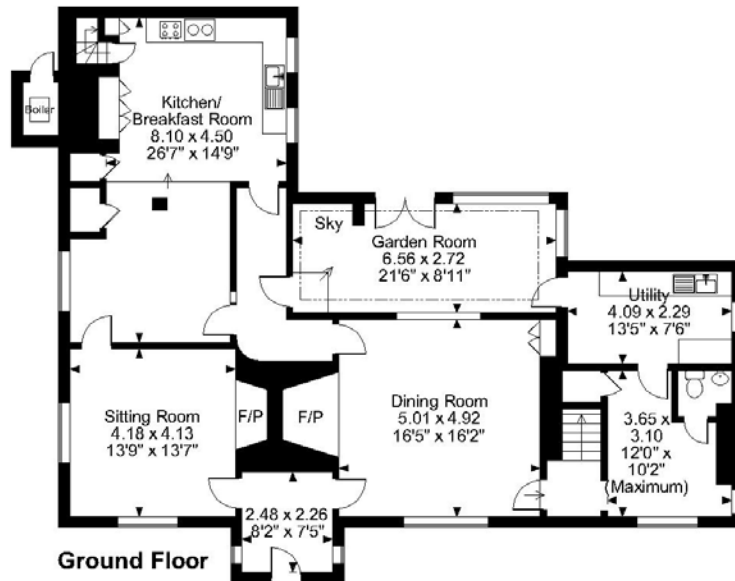
Moor Mill Farm, Uffington, Faringdon
Approximate Gross Internal Area
 Store 1 = 815 Sq Ft/76 Sq M
 Store 2 = 391 Sq Ft/36 Sq M
 Stables = 443 Sq Ft/41 Sq M
 Garages = 930 Sq Ft/86 Sq M
 Barn = 784 Sq Ft/73 Sq M
Total = 3363 Sq Ft/312 Sq M



Moor Mill Farm



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



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE.
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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