



Bramble Barn, Littleworth
Guide Price £625,000

Waymark

Littleworth, Oxfordshire SN7 8JJ

Freehold

Detached Barn Conversion | Four Bedrooms | Flexible Accommodation | Open Plan Sitting/Dining Room With Vaulted Ceiling | Two Bathrooms | Peaceful & Private Location | Garage & Off Street Parking | Landscaped Garden With Water Feature | Popular And Sought After Village Location

Description

A beautiful four double bedroom detached barn conversion situated in a private and quiet location in the popular village of Littleworth. The property also benefits from two reception rooms, two bathrooms, front garden, off-street parking and detached single garage. The property also provides great access onto the A420 perfect for commuting to Oxford or Swindon.

The property is full of character and offers flexible accommodation. The property comprises; Entrance hall with built-in storage cupboards, open plan kitchen/breakfast room with access out to garden as well as a spiral staircase to bedroom 4/study area, sitting/dining room with vaulted ceiling and french doors out to the garden, bathroom and three further double bedrooms all with built-in wardrobes and master bedroom with dressing area and en-suite shower room.

Outside, the property has off-street parking and a detached single garage to the front. The garden is also located to the front of the property. The garden is walled and has been beautifully landscaped and includes a patio area, well stocked flower beds as well as a water feature.

The property is freehold and is connected to mains electricity, water and drainage. There is LPG gas central heating throughout which is powered by a newly fitted boiler. This property must be viewed to be fully appreciated.

Location

Littleworth is a small village approximately two miles north east of Faringdon, with a parish church. In the 16th century Wadley Manor was leased to the

Unton family, who were prominent at the court of Queen Elizabeth I, among them Henry Unton, the diplomat. The house was visited by The Queen in 1574 and by King James I in 1603. It has a playing field and a village reading room as well as an Asian restaurant, The Snooty Mehmaan. The historic market town of Faringdon, nearby, dating back at least to the 12th century, has a thriving community and amenities such as the Leisure Centre, Library, Faringdon Community College, Junior and Infant schools as well as The Old Station Nursery, a doctor's surgery and a Family Centre. The Tower on Folly Hill was built by Lord Berners in 1935 and affords panoramic views across four counties. There is also great access to local private schools such as St Hugh's which is within walking distance and Pinewood which is only a short drive down the A420.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: E



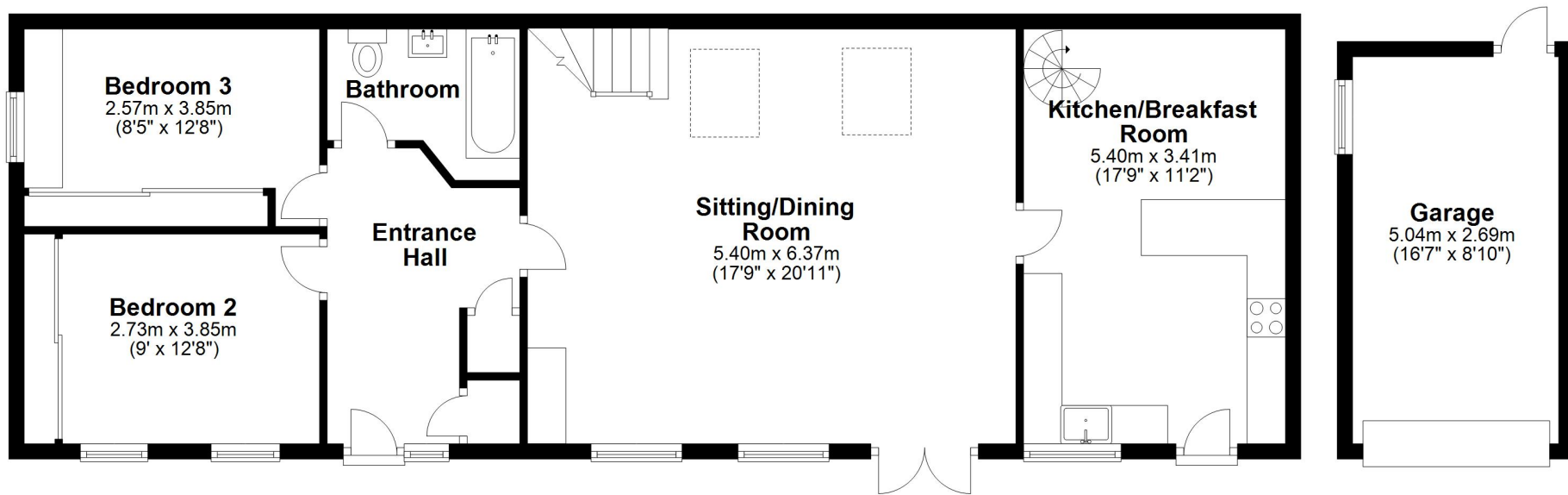
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

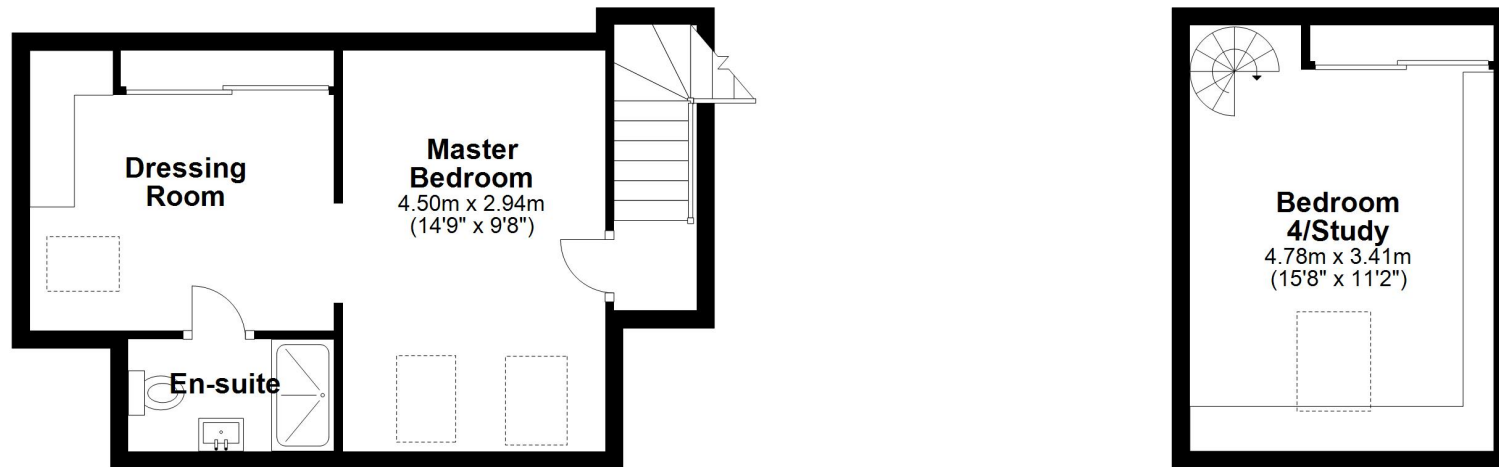
Ground Floor

Approx. 102.4 sq. metres (1102.0 sq. feet)



First Floor

Approx. 47.2 sq. metres (507.7 sq. feet)



Total area: approx. 149.6 sq. metres (1609.7 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.

