

Church Farm, Shippon



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A Grade II-listed former farmhouse in need of renovation, with outbuildings, extensive gardens and a great setting close to Abingdon and the A34

On the edge of Shippon village, with fantastic transport links on the doorstep, this detached farmhouse and included outbuildings and grassland poses a fantastic opportunity for redevelopment. The main house is Grade II listed, the oldest part dating back to the 16th century, with later parts added in the 18th, 19th and 20th centuries. Most recently it has been part of The Manor Preparatory School campus and was previously a working farm.

Internally much of the earlier character has been preserved, including a vast stone inglenook fireplace, tiled floors, exposed beams and original cast iron fireplaces upstairs. The interiors are in need of full renovation, and as such there is excellent scope to redevelop to suit a variety of uses.

The currently layout includes the main house with kitchen, dining room, sitting room and pantry, seven bedrooms and a bathroom upstairs, and an adjoining two-bedroom annexe which could be made to be self-contained or incorporated back into the larger property.

Church Farm occupies a plot of approximately XX acres split into a variety of different areas including gardens, outbuildings and yards, and grassland. Outbuildings are varied including a series of open-sided barns, storage buildings and garaging, all providing excellent potential for conversion, subject to obtaining the necessary consents. There is extensive parking available.

Surrounding the house there are mature gardens in need of landscaping including enclosed lawns, well-established shrubs and a small orchard.

3,552 sq ft (330 sq m)
Grade II listed property
In need of renovation
Good access to Abingdon,
Oxford and A34
Variety of outbuildings
Grounds of approx.
XXX acres
Freehold | Residential

Guide price £849,999



Location

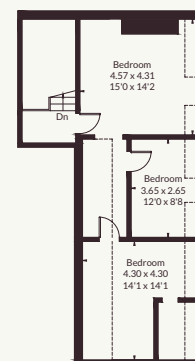
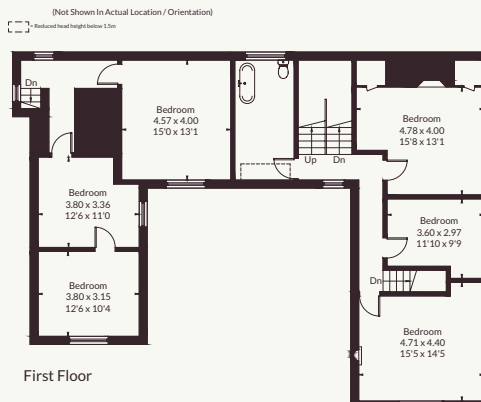
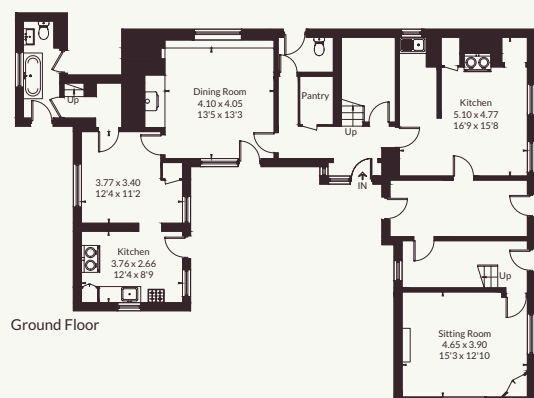
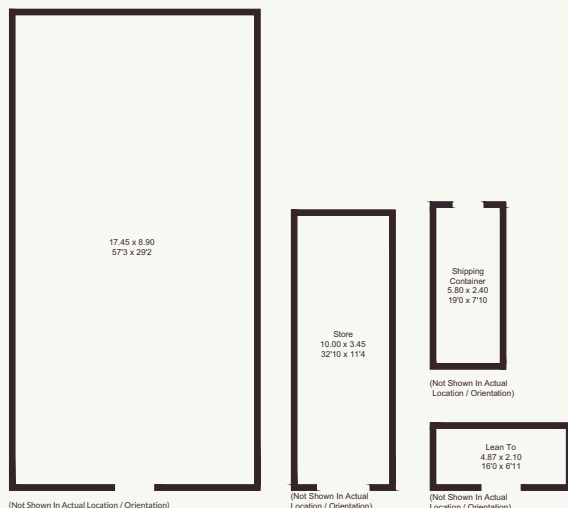
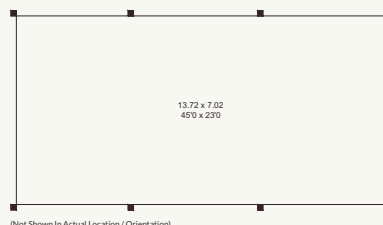
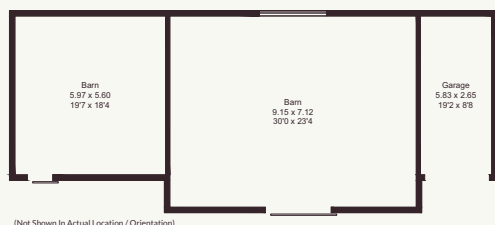
The small village of Shippon is situated on the western edge of Abingdon, home to a pub and a popular independent school, The Manor Prep. The plentiful amenities of Abingdon are easily accessible approximately one mile away, including a Waitrose supermarket, pubs, restaurants and services including vets, doctors and dental surgeries, a leisure centre and a variety of primary and secondary schools. The historic city of Oxford is 7.5 miles to the north with a more extensive array of amenities, leisure opportunities and educational establishments such as the well-regarded Dragon School, St Edwards and Oxford High School. The property is highly accessible with easy access to the A34 and the A420 linking with Oxford, the M4, M40 and London, and there is a fast, regular train service from Didcot, Radley or Oxford into London Paddington or London Marylebone. Locally there is excellent access to the countryside and many leisure attractions, with walks along the Thames or within the Chiltern Hills, golf at Frilford Heath or Drayton Park, sailing on the Farmoor Reservoir, or enjoying the private members clubs of Oxfordshire including Soho House and Estelle Manor.

Postcode region: RG8

General

Local Authority: Vale of White Horse District Council
Services: **Unknown – please confirm with the school**
Council Tax: Band G
EPC Rating: TBC
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Approximate Floor Area = 330.0 sq m / 3552 sq ft
 Outbuildings = 408.9 sq m / 4401 sq ft
 Total = 738.9 sq m / 7953 sq ft
 (Excluding Open Spaces)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109049

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