



# Lower Farm

Taston, Charlbury, Oxfordshire












BNP PARIBAS GROUP 



# Charming Farmhouse in a lovely edge of village location in this most sought-after area

Lower Farm is a charming farmhouse in a lovely setting. Whilst the house is in the village Conservation Area, it is not listed.

The lane is quiet, with minimal traffic.

	<b>6 RECEPTION ROOMS</b>		<b>6 BEDROOMS</b>		<b>4 BATHROOMS</b>
	<b>DOUBLE GARAGE</b>		<b>7.05 ACRES</b>		<b>FREEHOLD</b>
	<b>VILLAGE</b>		<b>5,016 SQ FT</b>		<b>GUIDE £2,500,000</b>



## The property

The principal rooms are well proportioned and have much charm reflecting the property's age. There are two wings which form an attractive lawned courtyard. On one side is a large kitchen-dining room and cosy family room. On the other are two ground-floor bedrooms which are part of a self-contained annexe that may suit a family wanting multi-generational living. The layout is shown on the floor plan.

## Outside

The house is approached via a gravel drive which provides plenty of parking and access to the double garage. Immediately to the rear of the house are attractive terraces, perfect for alfresco dining and entertaining. Beyond, the gardens are well tended and stocked and in a traditional informal English farmhouse style. The seven acres of land, a particularly alluring feature, are shaped by a valley with a natural spring at the top with a gentle central stream flowing into a pond edged by an orchard of fruit trees. There are good views of beautiful countryside, with abundant wildlife including deer. There is also woodland, with fine sycamore, ash and oak trees.

## Situation

Taston is a peaceful and pretty hamlet located in the attractive rolling northwest Oxfordshire countryside within the Cotswold Area of Outstanding Natural Beauty (AONB). Nearby Charlbury has a good range of local shops and a mainline train to London Paddington. It is well known for the Bull and the Bell, two very popular pubs. There are numerous popular pubs in the area as well as Soho Farmhouse, Daylesford Organic Farm Shop & Spa and Estelle Manor. Chipping Norton has a wider range of amenities including supermarkets, a cinema and theatre, doctors, dentists and vets. The historic university city of Oxford is accessible and has a popular array of schools. There is an excellent choice of local primary schools in Enstone, Chadlington and the Tews. Nearby independent schools include Abingdon, Bloxham, Cokethorpe, Kitebrook, Radley, Tudor Hall and Windrush Valley. There are golf courses at Chipping Norton, Burford and Lyneham and the surrounding countryside provides delightful walking, cycling and riding.











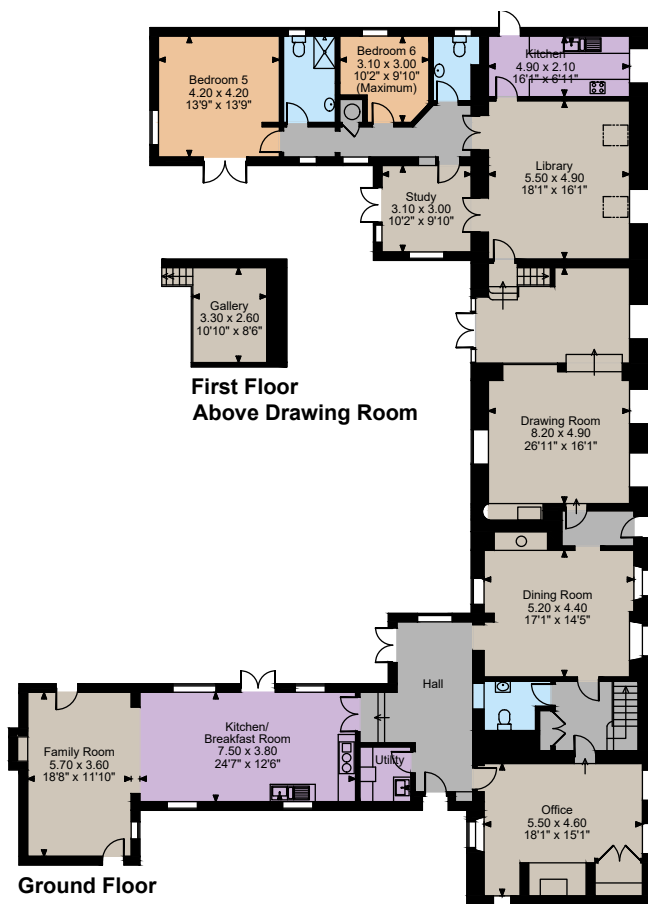




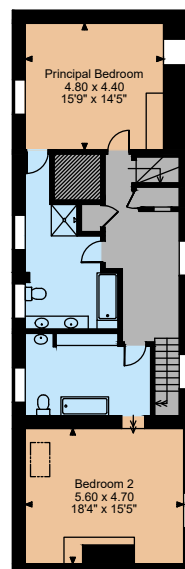




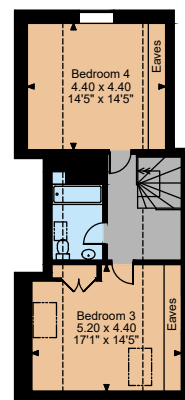




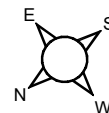
Ground Floor



First Floor



Second Floor



The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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## Floorplans

House internal area 5,016 sq ft (466 sq m)

For identification purposes only.

## Directions

OX7 3JL

what3words: ///replaces.though.pursuing

## General

Local Authority: West Oxfordshire

Services: Mains water & electricity, private drainage.  
Oil-fired central heating.

Mobile and Broadband Checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

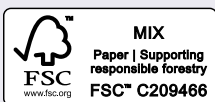
EPC Rating: F

## Oxford

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