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PROPERTY MADE PERSONAL



Woolstone, Faringdon, Oxfordshire SN7 7QS

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Key Features



4
Bedrooms



2
Bathrooms



3
Receptions

- A truly superb family home
- Sensational and unencumbered views of the White Horse Hill
- Three/four fabulous bedrooms
- Magnificent kitchen/diner
- Stunning orangery with seating area and views across the garden
- Gardens spanning 3/4 of an acre
- Double garage with annexe potential
- EPC: E

About the property

A truly superb family home situated in the most picturesque setting with sensational and unencumbered views of White Horse Hill. This property dates back to around 1850 and has been lovingly restored and extended to an exceptional standard by the current vendors, leaving no stone unturned. Oxleaze Farmhouse seamlessly incorporates a wealth of period features combined with high end fixtures and fittings for modern day living.

Entering through the solid oak framed porch, you are greeted by a hall with a flagged stone floor, numerous storage cupboards and stairs to the first floor. The dining room sits to the front of the home and is very bright, being dual aspect, with a large central fireplace. On the other side of the hall is the formal sitting room which is cosy and has several period features such as a ceiling rose and a large Victorian stone fireplace. There is a study/bedroom four to the rear with French doors out to a secret side garden and wonderful views over horse fields. The real heart of the home is a magnificent kitchen/diner/family room that runs from the old part of the house into a recently added orangery with glass on three sides and French doors out. This room takes full advantage of the stunning surrounding grounds and capturing breathtaking views of the Ridgeway beyond. The Tom Howley of Cheltenham kitchen has ample floor and wall mounted Shaker-style units under a white stone worksurface. There is an extensive central island with breakfast bar, ceramic sink and Quooker hot water tap. Other features include a Rangemaster cooker, fridge/freezer, dishwasher and larder cupboard. Moving past the

cylindrical log burning stove into the orangery, all windows have been fitted with integrated blinds within the glass, ensuring this is a room to be used no matter the weather.

On the first floor, the attention to detail continues. Two double bedrooms are serviced by a quirky family bathroom with a standalone bath and separate shower cubicle. The master suite has vaulted ceilings exposing fabulous large beams and leads though to an exceptional en suite shower room and walk-in wardrobe.

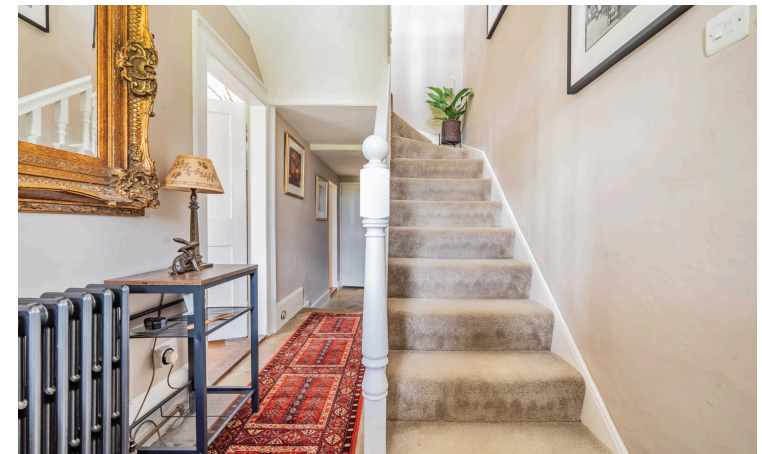
Outside, this home sits in approximately 3/4 of an acre of gardens. Electric gates over a cattle grid open on to a gravelled driveway sweeping to the front of the property and what was formerly a double garage. The current owners have converted this to a production kitchen to suit their individual requirements with power and plumbing, whilst still maintaining the garage doors to the front. With this in mind, this room could easily be used once again as a garage or could be transformed with ease to an annex/gym or potential AirBnB, subject to necessary permissions. The front garden is separated in three main areas and laid to lawn, interspersed with mature hedging, trees and flower borders. A wooded area camouflages the shed, carport and a stable which offers superb storage. To the side of the home is an exceptionally private 'secret garden' - a real sun trap with two composite decked areas, a built in BBQ and raised vegetable beds.

Amenities

Woolstone is a small village lying to the south of the White Horse. The White Horse of Uffington is one of the most impressive sites close to the ancient Ridgeway path, which traverses the steep chalk downs brooding over the Vale of the White Horse. Other sites include Dragon Hill, The Manger and Uffington Castle, which have been the subject of legend and folklore for over a thousand years. The village has a public house, "The White Horse", and a parish church.

Just two miles from Woolstone is the historic village of Uffington which has a very successful Church of England primary school, a shop/Post Office, village hall and a parish church known as "The Cathedral of the Vale", with an unusual octagonal tower.

Situated at the gateway to the Cotswolds in the Vale of the White Horse, Faringdon (c. 6 miles) is an historic market town offering a variety of shops, a weekly market and a monthly farmers' market. Larger stores can be found in Swindon (c. 12 miles), Oxford (c. 21 miles) and Wantage (c. 7.5 miles). Faringdon also has a Community College



(secondary school), a leisure centre with indoor swimming pool, a health centre and dental practice.

Directions

Leaving Faringdon, take the A420 heading towards Swindon. At the Watchfield roundabout, take the first exit on Majors Road. Go over the crossroads signposted to Woolstone and continue under the bridge, around the double bend and past the turning on the right for Woolstone and the White Horse. Take the next drive on the left, marked Ozleaze Livery. The driveway for the property can be found halfway up the road on the left hand side behind the electric gate.

What 3 words:
Stop.Cheer.Piled

Services & Tenure

The tenure is Freehold. Mains electricity and water are understood to be connected, with an oil-fired heating system and sewerage by way of a septic tank.

Local Authority

Vale of White Horse District Council

Council Tax Band G

Our reference

FAR/LH/HD/KF/19032024

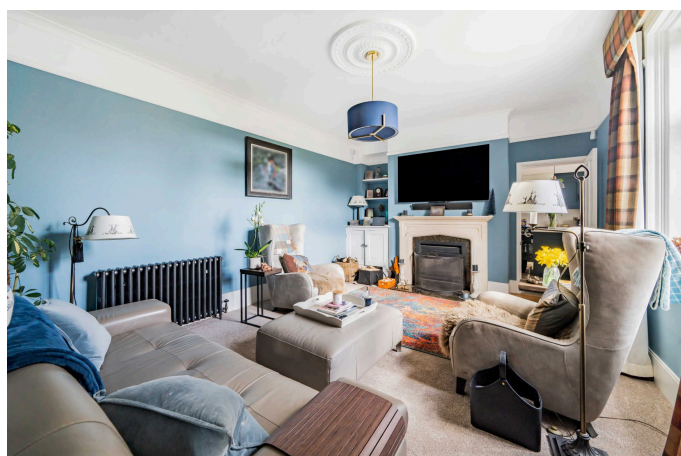
We'd love to hear from you

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what the owner said

"We have put much time, effort and money into creating our beautiful home. The village location is perfect, we are surrounded by horses, our main view is the Uffington White Horse and there are endless dog walks (or human). We've created a beautiful garden, and also have easy access to Heathrow, Bristol, Bath, Cirencester and Lechlade. Two hundred yards from the main road, very quiet and need to relocate for health reasons only - it's not a house we ever considered leaving."







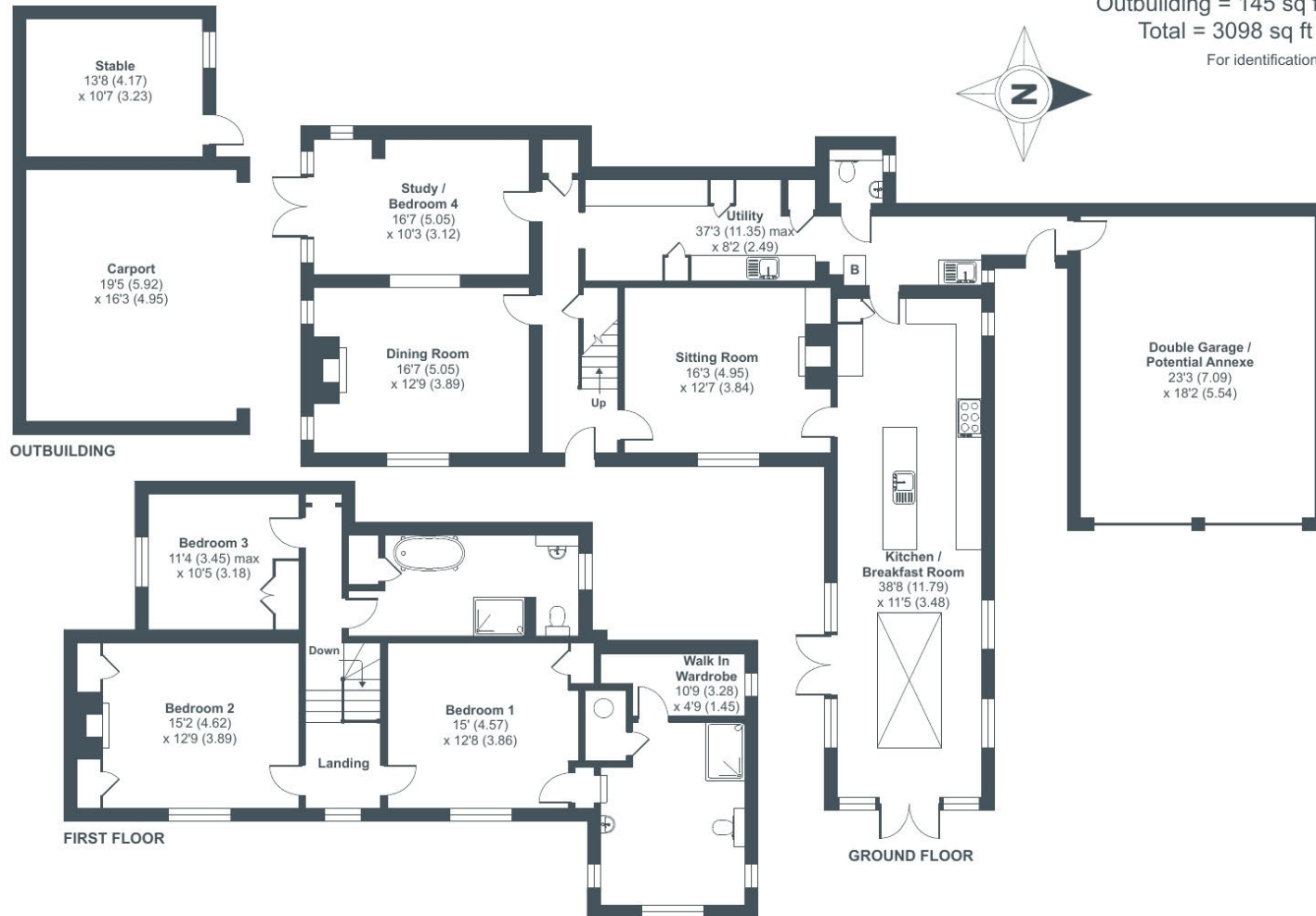
Oxleaze Farmhouse Woolstone, Faringdon, Oxfordshire, SN7

Approximate Area = 2953 sq ft / 274.3 sq m (includes double garage and excludes carport)

Outbuilding = 145 sq ft / 13.5 sq m

Total = 3098 sq ft / 287.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Perry Bishop. REF: 1100086







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