

# PerryBishop

PROPERTY MADE PERSONAL



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Fernham, Faringdon, Oxfordshire SN7 7PR



## Fernham, Faringdon, Oxfordshire SN7 7PR

### Key Features



4  
Bedrooms



4  
Bathrooms



4  
Receptions

- Detached family home
- Three double bedrooms, all with en suites
- Detached one-bedroom annexe
- Rural location, close to the village of Fernham
- Substantial conservatory
- Available with circa 40 acres, including a lake and gardens
- No onward chain
- EPC: E

### About the property

Nightingale Farm comprises a period detached farmhouse which is situated in an enviable position overlooking open fields as far as the Downs. The property is situated at the end of a long gravel driveway in a secluded position with views to the White Horse.

The property is immaculately presented throughout and comprises an entrance porch leading to a spacious entrance hall providing access to the reception rooms and kitchen. The sitting room with fireplace and fitted gas fire provides access to both the conservatory and to the separate dining room which also has a feature fireplace and fitted gas fire. There is an extensively fitted family kitchen/breakfast room including a Rangemaster, built-in appliances and granite work tops, and beyond this is a handy boiler room. To the rear of the property is a huge conservatory/garden room which takes full advantage of the lovely views to the rear and overlooks the garden. Accessed from the entrance hall is a useful utility/cloakroom room.

On the first floor are three spacious double bedrooms, each with en suite facilities.

Set close to the main house is further annexe accommodation. This comprises an entrance hallway, with sitting room and well fitted kitchen. To the first floor is an impressive bedroom and adjacent bathroom.

Externally, the property has plenty of gravelled driveway parking to the front along with a small office/workshop. The gardens lie mainly to the rear and side, with the rear garden being low maintenance with a pond and water feature.

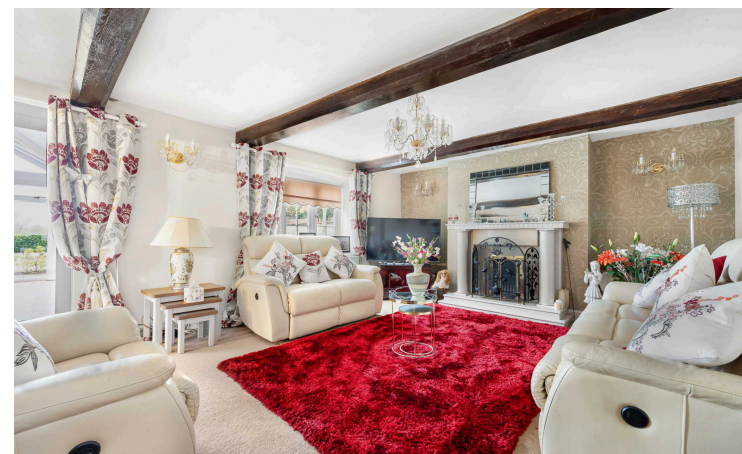
Beyond this garden is a vegetable area, featuring raised beds and a green house. To the side of the home is an enclosed lawn area, with summer house, workshops and bridge that leads to the lake which has its own island and amounts to around 2 acres.

Flanking the main driveway are two large paddocks, one of which includes a reservoir. To the rear of the gardens are two further paddocks. We understand the paddocks, lake and gardens amount to almost 40 acres.

The property is believed to have mains water and electricity connected with an oil fired heating system and septic tank. The range cooker in the kitchen and the fireplaces are fuelled by bottled gas.

### Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes: Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.





### Amenities

Fernham has a combined church and village hall and a popular public house, The Woodman.

The nearby market town of Faringdon has a thriving community and amenities such as the Leisure Centre, Library, Faringdon Community College, The Elms and Folly View primary schools as well as The Old Station Nursery and doctors' and dentists' surgeries. The town is served by the Stagecoach S6 bus which runs a frequent service from Swindon to Oxford and back. The A420 gives access to Swindon and the M4 (c. 10 miles) and Oxford and the A34/M40. Mainline rail services can be accessed from Didcot, Oxford and Swindon.

### Directions

From Faringdon, take the A420 towards Swindon and turn left on to the B4508 where signposted to Fernham and Uffington. At the T-junction in Fernham, turn right, proceed for just over half a mile, and turn left into a private driveway, marked Nightingale Farm. Follow this drive until the end.

What3Words: [///confined.ecologist.costume](#)

### Services & Tenure

The tenure is Freehold. The property is believed to have mains water and electricity connected with an oil fired heating system and septic tank. The range cooker in the kitchen and the fireplaces are fuelled by bottled gas.

### Local Authority

Vale of White Horse District Council

Council Tax Band G

### Our reference

FAR/LH/KF/05092025

### We'd love to hear from you

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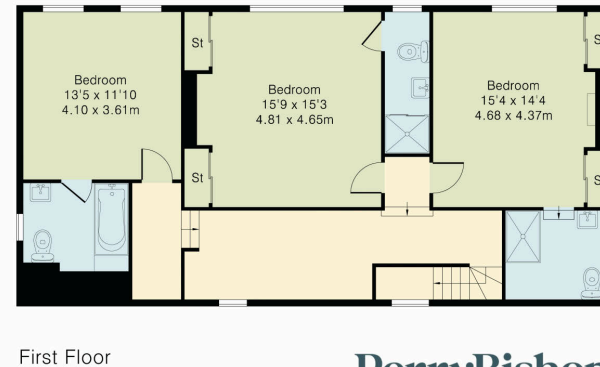
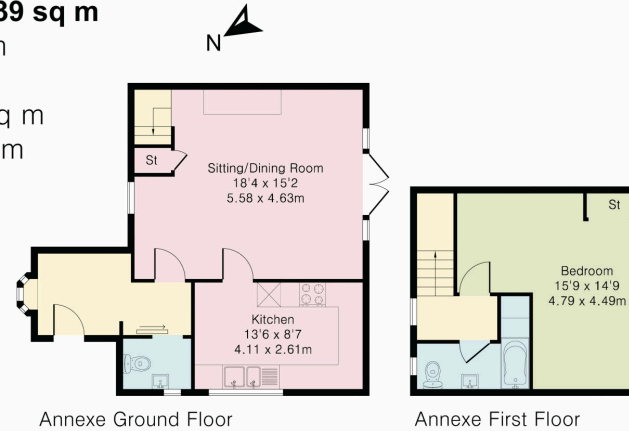
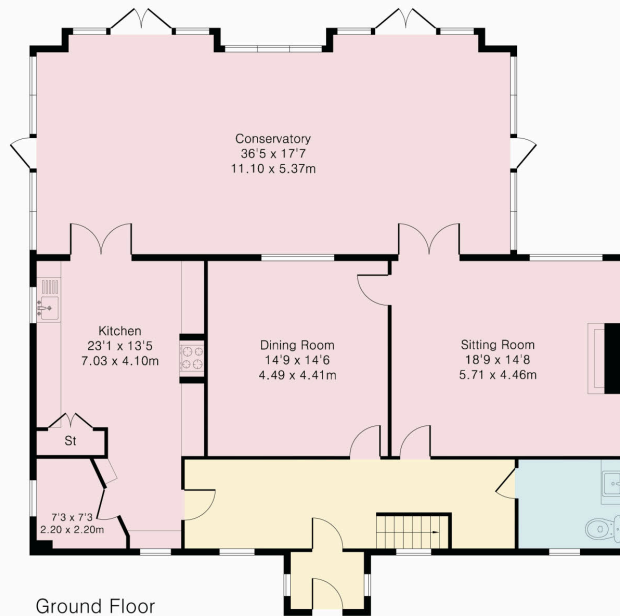
**Approximate Gross Internal Area 3652 sq ft - 339 sq m**

Ground Floor Area 1785 sq ft – 166 sq m

First Floor Area 1088 sq ft – 101 sq m

Annexe Ground Floor Area 497 sq ft – 46 sq m

Annexe First Floor Area 282 sq ft – 26 sq m



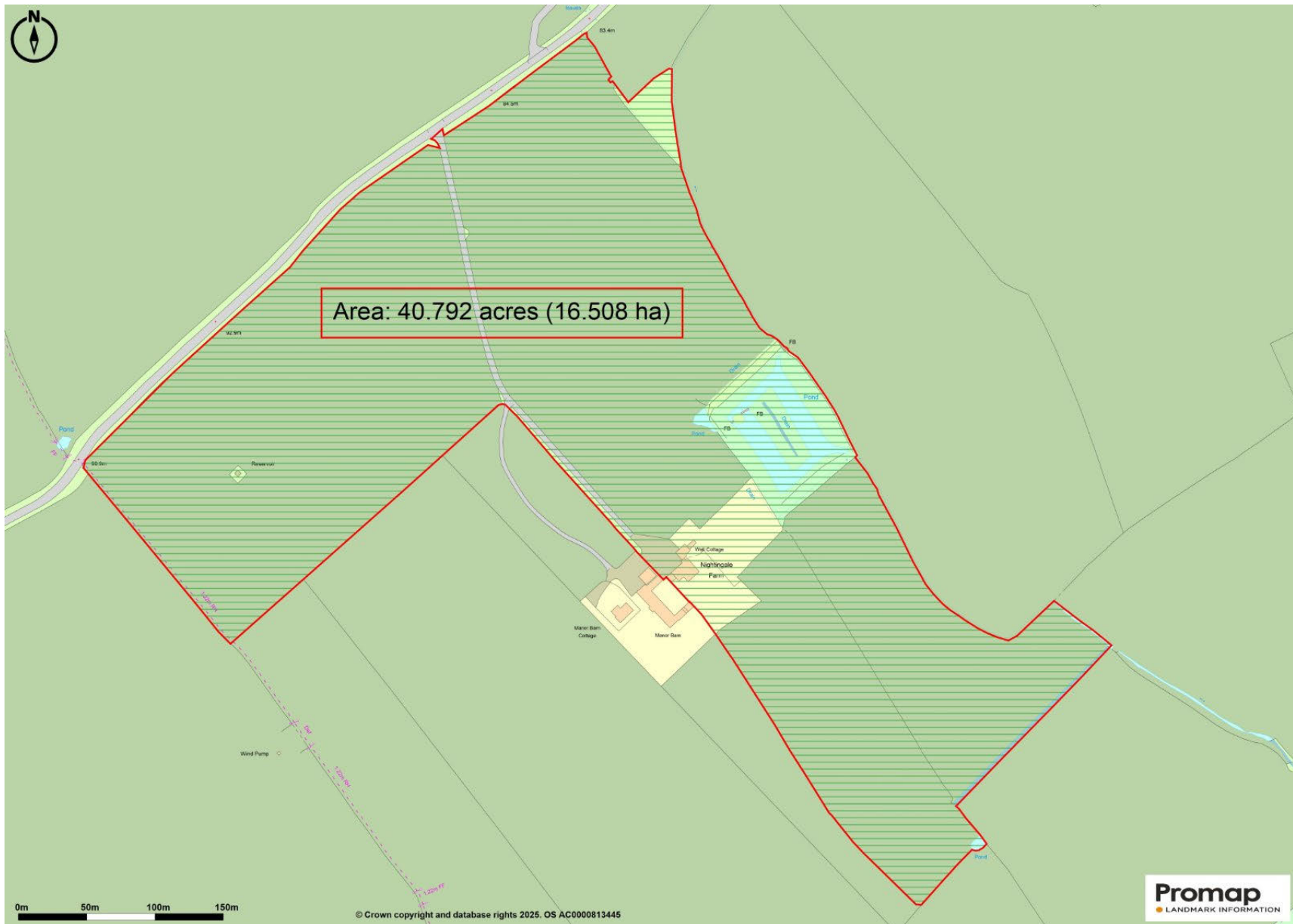
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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.









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**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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