



North Denchworth

Carter Jonas

HYDE FARM HOUSE NORTH DENCHWORTH WANTAGE OX12 0DW

Reception Hall • Sitting room • Office
Kitchen/Dining/Family Room • Utility • Cloakroom
Four Bedrooms • Four Bathrooms • Gardens • Paddock
Garage/Workshop Block • Sweeping Driveway
In all around 4.6 Acres

DESCRIPTION

The ground floor comprises a generous sitting room, office with vaulted ceiling, utility, and cloakroom. The central hub of the house is the large family kitchen with space for sofas and dining table. The kitchen comprises a range of cabinets with stone tops, integrated dishwasher, and Stoves cooker range. The room enjoys wonderful views over the house paddock towards the Downs. The first floor has been well planned with four generous bedrooms each with its own ensuite.

Approached by a sweeping tree lined driveway leading to a generous parking area. The well-maintained gardens wrap around three sides of the property with patio and seating areas offering superb views. The property has a garage block comprising, garage, garden machinery store, workshop, tool store and gardener's loo. The paddock is situated to the front of the property.

SITUATION & LOCATION

Denchworth is an attractive village located three miles north of Wantage, nine miles to the west of Abingdon and only 16 miles from Oxford. The village has a 12th century church, village hall, and the popular Fox Inn public house. Locally there are an array of excellent walks, riding routes and sports facilities such as Frilford Heath golf club and Newbury racecourse.

It is well served by communications with access to the A34 connecting to the M4 in the south and the M40 in the north. A mainline station at Didcot Parkway (c.11 miles) offers a journey time to London Paddington from 37 minutes.

A WELL-DESIGNED FARMHOUSE THOUGHTFULLY RENOVATED TO OFFER WELL BALANCED FAMILY LIVING ACCOMMODATION. STANDING WITHIN 4.6 ACRES IN A RURAL LOCATION WITH FAR REACHING VIEWS







There is an excellent choice of schools in the area including Radley, Abingdon, Cothill, St Helen's and St Katherine's, The Manor Prep, St Hugh's near Faringdon and The Dragon and St Edward's Schools in Oxford. Many of these have school buses that stop nearby.

ADDITIONAL FEATURES

- Built to a high standard with good insulation properties
- Heating via air source heat pump, serving underfloor heating to both floors
- Photovoltaic panels for electricity generation
- Heat recovery ventilation system
- Rainwater harvesting system serving toilets and garden irrigation
- Double glazing
- District council: Vale of White Horse
- Council tax band: F

ADDITIONAL INFORMATION

Tenure Freehold

Viewing Strictly by appointment through the sole selling agents Carter Jonas - T: 01865 511444

Directions From the Didcot A34 Junction, head west towards Steventon, then follow the signs to East Hanney, then West Hanney, after leaving the village on Main Street, which leads to Hyde Road, where the property can be found on the left after about 1.5 miles.

What three words: [///goodnight.swim.gent](http://goodnight.swim.gent)





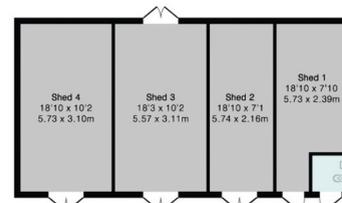


Ground Floor

Approximate Gross Internal Area 3046 sq ft - 282 sq m
 Ground Floor Area 1294 sq ft – 120 sq m
 First Floor Area 1070 sq ft – 99 sq m
 Out building Area 682 sq ft – 63 sq m



First Floor



Outbuilding



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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Offices throughout the UK



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT INFORMATION

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