



HILL FARMHOUSE

LIDSTONE, OXFORDSHIRE, OX7 4HL



MAXWELL DOUGLAS
CHARTERED SURVEYORS | ESTATE AGENTS

A detached period farmhouse situated in a quiet position sat within 0.95 acres with garden, garaging and rural views



- Rural views
- 0.95 Acres
- Quiet location
- Gardens
- Garaging
- 5 bedrooms
- 3 reception rooms
- Scope to modernise and extend

Location

Chipping Norton	3.5 miles
Charlbury	4.7 miles
Banbury	14.9 miles
Oxford	17.9 miles
Soho Farmhouse	6.5 miles
Daylesford Organic	10.1 miles
Charlbury Station	4.8 miles
London Paddington	c.75 minutes

(all distances and times are approximate)

Situation

Lidstone is a picturesque and sought-after hamlet, set in beautiful open countryside near Chipping Norton. It is well located for everyday amenities, with convenience shopping available in Enstone (1.7 miles), Chipping Norton (3.5 miles) and rail services from Charlbury station (4.8 miles). Popular local destinations including Soho Farmhouse and Daylesford Organic are also within easy reach. Chipping Norton is referred to as 'the gateway to the Cotswolds' and is a vibrant market town. The town centre offers a mix of national retailers such as M&S Food, Sainsbury's, Co-op, Aldi, and Boots, plus a variety of specialist shops, popular theatre, golf course, leisure centre, lido, cafes, pubs, and restaurants. Nearby Charlbury station offers mainline rail links to Oxford, Worcester, and London Paddington (75 mins).

Hill Farmhouse

Hill Farmhouse is a charming period farmhouse occupying a peaceful rural position within approximately 0.95 acres, enjoying mature gardens, garaging and far-reaching views across the Glyme Valley.

Offered for sale for the first time in over 50 years, the property is approached via a private gated driveway and presents a rare opportunity to acquire a characterful home with considerable scope for sympathetic modernisation. Throughout, the house retains a wealth of original period features and offers generous, well-proportioned accommodation.

The ground floor comprises an entrance hall with an original stone-flagged floor, cloakroom, cellar, spacious sitting room with open fireplace, dining room, additional reception/family room, and a traditional farmhouse kitchen. Adjoining the kitchen is a substantial utility/boot room, ideal for country living.

On the first floor, the accommodation includes a principal bedroom with en-suite shower room, three further double bedrooms, a single bedroom, a family bathroom and a separate WC.

Outside, the mature gardens provide a wonderful setting for the property, featuring a terrace perfectly positioned for outdoor dining and enjoying the views, together with an orchard, garden store and detached double garage.

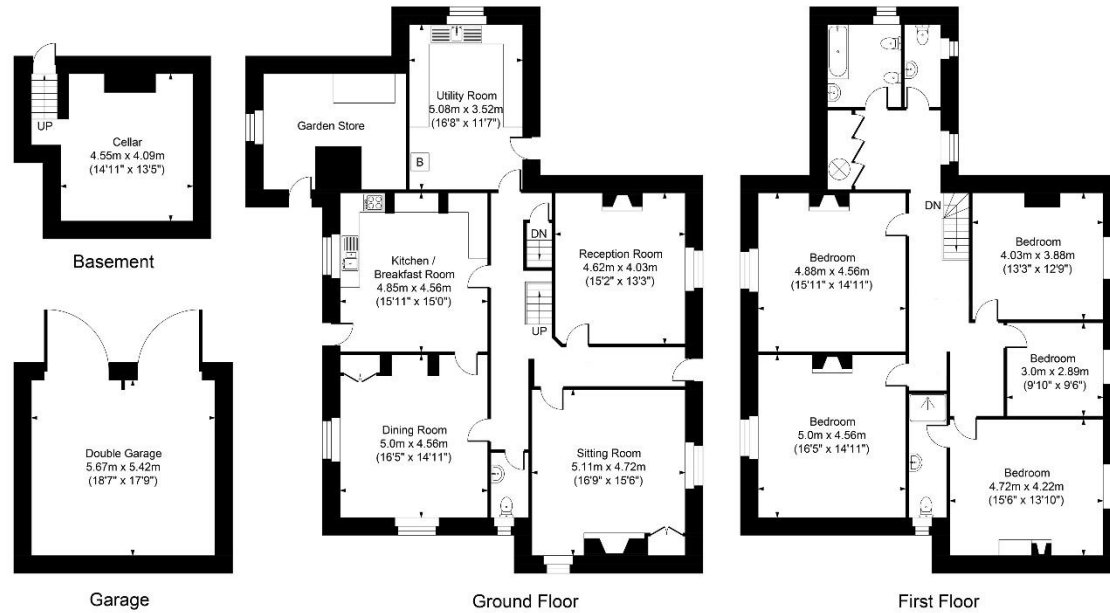
For further information or to arrange a viewing, please contact us on 01608 644 000.

General Information

- Council Tax Band F
- Local Authority: West Oxfordshire District Council
- Oil central heating
- Private drainage



Hill Farm House, Lidstone, OX7 4HL
 Main House Approx. Gross Internal Area:- 258 sq.m 2776 sq.ft
 Garage Approx. Gross Area:- 31 sq.m 331 sq.ft
 Total Approx. Gross Area:- 289 sq.m 3107 sq.ft



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 --- Denotes restricted head height
 www.dmlphotography.co.uk



For further information or to arrange a viewing, please contact us
 on **01608 644 000** or email **sales@maxwelldouglasproperty.co.uk**
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