



Yarnton, Oxfordshire

Carter Jonas

HILL FARM, 202 CASSINGTON ROAD, YARNTON, OXFORDSHIRE OX5 1QD

5 bedrooms,
2 bathrooms,
3 reception rooms.
Walled gardens
Gare

DESCRIPTION

Hill Farm is a charming, detached period property situated in an elevated position on the outskirts of the village with views to the rear over fields. Dating back to 1731, it was originally part of the Dashwood family estate before being sold to Merton College as a small holding with approximately 60 acres.

The property has been under the same ownership for over 25 years, with great care taken to maintain its character and charm. The front door opens into a spacious entrance hall featuring parquet flooring, a winding principal staircase to the upper floor, exposed beams, a coats cupboard, and a cloakroom. The impressive drawing room boasts triple aspect views, a substantial inglenook fireplace with a log-burning stove, and French doors leading to the rear garden. The double aspect dining room has flagstone flooring and an inglenook fireplace with a bread oven. The kitchen/breakfast room leads from the dining room and is equipped with a gas-fired Aga in addition to a range of farmhouse style units with wooden work surfaces. A secondary staircase leads to the first floor from the kitchen. The large utility room houses the boiler, a walk-in larder, a Belfast sink, and a back door to the garden.

The first floor comprises five double bedrooms, three of which have built in wardrobes/cupboards, a bathroom, and a shower room.

The property sits in a delightful walled gardens with the front enclosed by a low height wall and mainly laid to lawn. To the east side of the property is a gravelled driveway providing ample parking, and a double garage.

A DELIGHTFUL, WELL PRESENTED GRADE II LISTED FARMHOUSE ON THE OUTSKIRTS OF THE VILLAGE WITH VIEWS OVER FARM LAND







The attractive rear garden is walled and features lawns, a stone outbuilding, a terrace which is partly covered, and herbaceous borders.

The adjoining orchard is rented by the owners of Hill Farm from Merton College on an annual basis.

LOCATION

Located approximately 4 miles north of Oxford, the village of Yarnton offers a range of amenities, including a primary school, village hall, public house, doctor's surgery, post office/shop, and garden centre. The nearby historic town of Woodstock provides everyday facilities, while Oxford caters to major cultural, sporting, and shopping needs. Blenheim Palace, with its beautifully landscaped parkland, is a popular local attraction for visits and walks.

Yarnton boasts excellent transport links, with Oxford Parkway station about 3 miles away, offering services to London Marylebone in approximately 56 minutes. The M40 is accessible via the A34, and there are regular bus services to Oxford and Woodstock from Yarnton.

ADDITIONAL INFORMATION

Tenure Freehold

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



Grade II listed
EPC Rating: E
Council tax band: G
All mains services are connected.
According to Ofcom, Ultrafast broadband is available. Mobile coverage is likely outdoor but limited indoor.



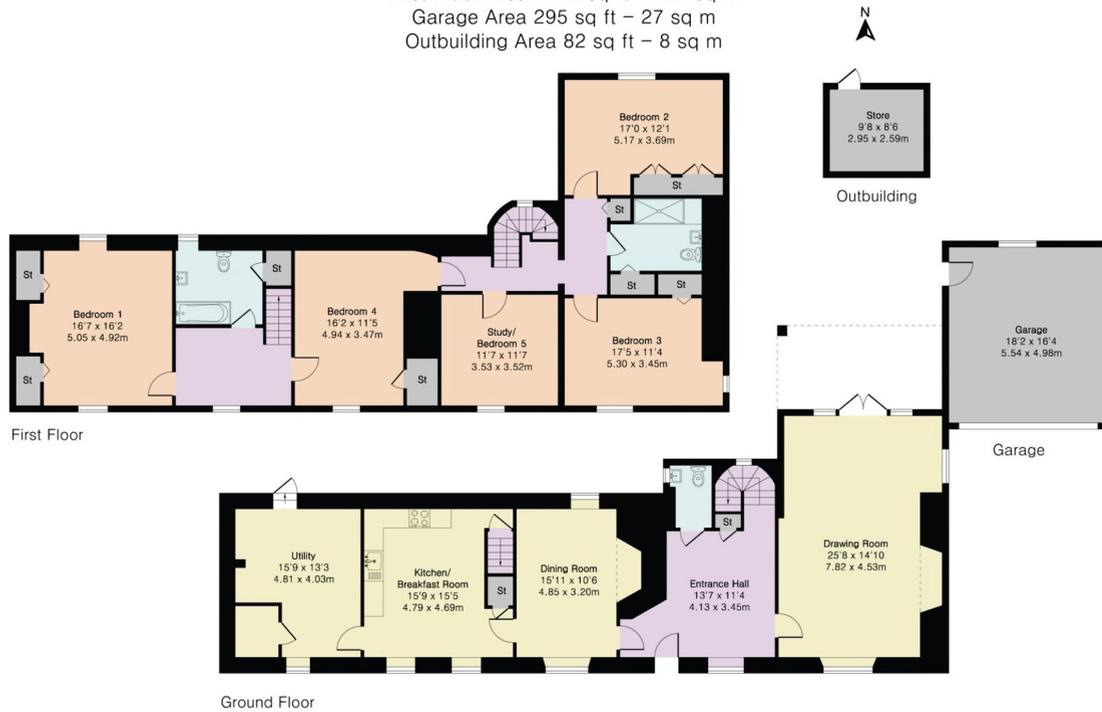
Approximate Gross Internal Area 3180 sq ft - 295 sq m

Ground Floor Area 1325 sq ft - 123 sq m

First Floor Area 1478 sq ft - 137 sq m

Garage Area 295 sq ft - 27 sq m

Outbuilding Area 82 sq ft - 8 sq m



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	50	82
England, Scotland & Wales	EU Directive 2002/91/EC	

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IMPORTANT INFORMATION

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