

WEAVINGS FARM

ABINGDON ROAD, STANDLAKE OX29 7QN

Weavings Farm

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Standlake is a desirable village surrounded by countryside yet just a short drive to the bustling town of Witney. Weavings Farm is a superb farmhouse dating to 1764 (not listed), offering over 3,000 sq ft of living space, equestrian facilities and eight acres of private grounds. The characterful living space includes a welcoming reception hall with oak flooring, dining room, reception room, and a generous sitting room with stone fireplace; a wonderful space for the family to relax. The superb 'farmhouse' kitchen is the hub of this home set around a central island; a superb family entertaining space. The utility/boot room plus cloakroom complete the generous ground floor.

Externally, the delightful front and rear gardens afford a good degree of privacy with a useful detached, home office to the rear. The gated driveway leads to ample parking plus turning area and on to the equestrian facility and five stables, barn, tack room and store with a workshop.

GUIDE PRICE

£1,500,000

 5

 3

 2



c7.9 Acres







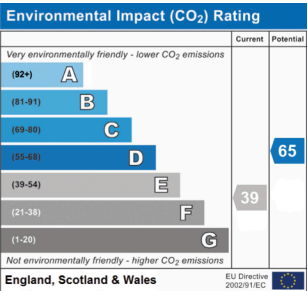
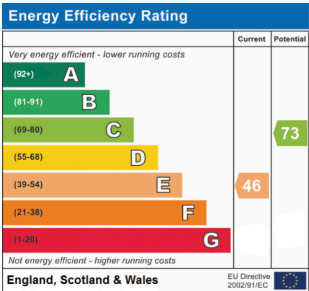
GROSS INTERNAL AREA
FLOOR 1 147.8 m² (1,590 sq.ft.) FLOOR 2 138.6 m² (1,492 sq.ft.)
OUTBUILDINGS: BARN, STABLES & WORKSHOP 210 m² (2,265 sq.ft.) OFFICE 11.3 m² (122 sq.ft.)
TOTAL : 507.7 m² (5,571 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band G - £3,952.18

Parking:
Ample Private Parking

Local Authority:
West Oxfordshire District Council



“ LOCATION COMMENT

Standlake is a thriving community with a range of amenities including a parish church, public house, a post office, a primary school and a village hall. It is well situated for Oxford, Abingdon, Witney, and is very accessible for London and Oxford via the A420/A40 to the M40/M4. Daily shopping requirements can be found in the town of Witney (5 miles), as well as the University City of Oxford (13 miles). A regular bus service runs to Witney and Abingdon. There is also good access to the wide range of excellent schools in Oxford, Witney and Abingdon. Didcot mainline station can be accessed via the A415 and the A34 with a regular service to London (Paddington). Alternatively Oxford station offers an option for London Paddington or Oxford Parkway also with a direct route into London Marylebone.



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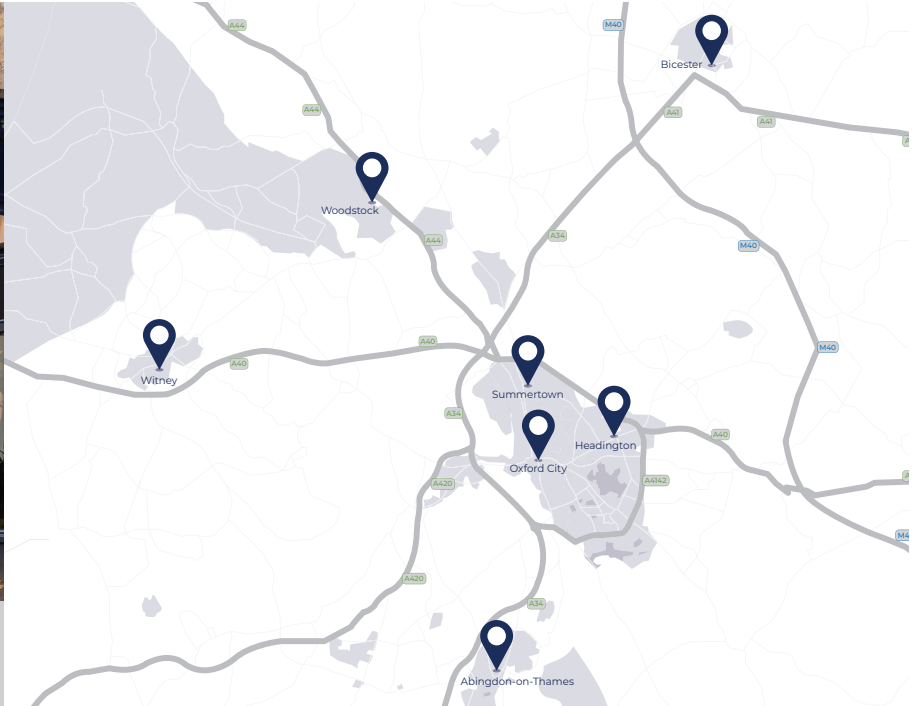
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