



# LYFORD HOUSE

LYFORD, WANTAGE, OXFORDSHIRE, OX12 0EG

**PENNY &  
SINCLAIR**



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**A beautifully presented and recently renovated Grade II Listed former farmhouse dating from c. 1717 with later additions. The stylish accommodation is arranged over two floors and extends to c. 3563 sq ft. The gardens extend to c. 0.42 acres and provide a lovely setting mainly laid to lawn with mature trees, shrubs and herbaceous borders.**

Entrance Hall • Three reception rooms • Kitchen/Breakfast Room • Study • Utility Room • Games Room • Six Bedrooms (two en-suite) • Family bathroom • Mature gardens

## DESCRIPTION

Mentioned in Pevsner's Authoritative Work 'Buildings of England' Lyford House is a beautifully presented Grade II Listed former farmhouse dating from c. 1717 with later additions. Recently sympathetically refurbished, the stylish accommodation, which boasts many period features, is arranged over two floors and extends to c. 3563 sq ft. The house is complemented by mature attractive gardens and enjoys a lovely outlook over the surrounding countryside with views towards the Ridgeway.

This lovely family home provides spacious and flexible accommodation with much character throughout. The ground floor provides excellent family living and entertaining space with the two principal reception rooms leading off the central entrance hall. Both particularly charming rooms with exposed ceiling beams, open fireplaces fitted cupboards and shelves and two sets of windows overlooking the south facing garden to the front. With access to the garden and forming the hub of the house, the welcoming kitchen/breakfast room has a range of units with granite worktops including a large central island. Leading off the kitchen are the study with the utility room and games room beyond. In addition, there is a cloakroom off the rear hall and a sitting room provides a perfect TV/playroom. At first floor level are the master bedroom with en-suite bathroom, guest suite with en-suite bathroom, four further bedrooms, family bathroom and a separate WC.

The gardens extend to c. 0.42 acres and provide a lovely setting mainly laid to lawn with mature trees, shrubs and herbaceous borders. To the front of the house, divided from the main garden, a large south facing terrace provides a great al-fresco dining area. The property is approached over a gated gravel drive leading to the rear of the house and to a large gravel parking area.







### LOCATION

The small village of Lyford lies towards the centre of the triangle formed by Oxford, Abingdon and Didcot. The village contains period stone houses and cottages as well a small church. The city of Oxford, offering a wide range of cultural amenities is within easy reach. Communications are excellent, with access to Didcot mainline station, with a regular service to London Paddington in approximately 45 minutes. Junction 13 of the M4 is reached via the A34. For day to day shopping, Waitrose and other facilities can be found in the market towns of Wantage and Abingdon. There are village primary schools in nearby West Hanney & Buckland and there are a number of good independent schools within easy reach - St. Hughs, Abingdon Prep, The Manor Prep and Chandlings Manor. Senior schools in the area include Radley, Abingdon, and Cokethorpe.

### DIRECTIONS

From Oxford take the A420 towards Swindon. Follow the the A420 for five miles and turn left signposted Wantage (A338). Pass Frilford Heath Golf Club on the right, pass the right hand turning for Witney, and take the next right turn, signposted Garford, Chamey Bassett and Lyford. The route to Lyford is well signposted. Once in Lyford, turn right down into Green Lane and the property will be found a short way along on the right.

### FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sindair.

### TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

### SERVICES

Mains electricity and water are connected to the property. Private drainage and oil fired central heating.

### LOCAL AUTHORITY & COUNCIL TAX

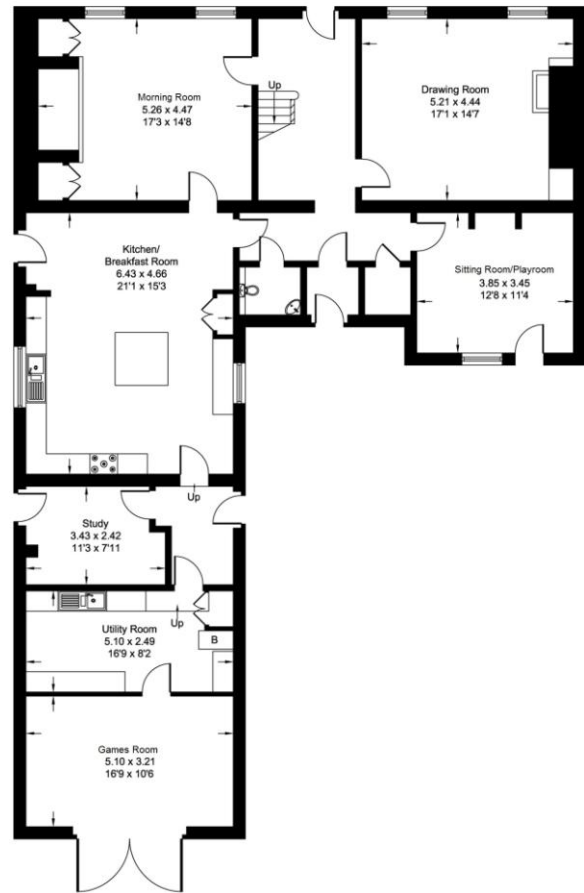
Vale of White Horse District Council  
135 Eastern Avenue  
Milton Park  
Milton  
OX14 4SB Tel:- 01235 520202  
Council Tax band G Amount Payable £2627 for 2018/2019



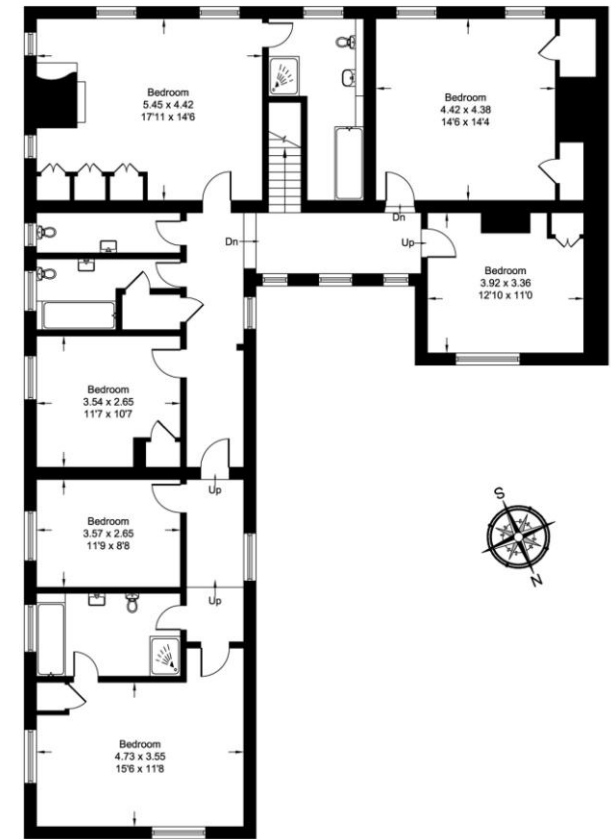




Approximate Gross Internal Area = 331 sq m / 3563sq ft  
Total = 331 sq m / 3563 sq ft



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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