



Wood Farm House
Whichford
CV36



A beautiful period home in mature gardens with parking and outbuildings.



Chipping Norton 6 miles, Shipston-on-Stour 7 miles, Moreton-in-Marsh 11 miles, Oxford 26 miles, Banbury 11 miles (London Marylebone 57 minutes) (Distances and times are approximate)



Warwickshire

Wood Farm House is situated in the beautiful rolling Warwickshire countryside, just on the Oxfordshire border, occupying an idyllic position within the sought after village of Whichford.

The village provides a renowned local pub, The Norman Knight, Whichford Pottery with Straw Kitchen cafe, Parish Church and the popular Cotswolds distillery is a little over a mile away. The small towns of Shipston-on-Stour, Moreton-in-Marsh and Chipping Norton are nearby, providing for most daily facilities, together with shops and restaurants.

Banbury and Oxford Parkway are convenient with fast and regular train services to London Marylebone, taking just under an hour. Cheltenham, Oxford and Stratford-upon-Avon are within easy reach having a wide range of business, cultural and educational opportunities. Both Daylesford Farmshop and Soho Farmhouse are within a 15 minute drive.

Communications are excellent with the M40 providing fast access to the national motorway network.

The area is well connected for schooling with a range of local state primary and secondary options with independent options available with nearby Kitebrook, Bloxham and further afield in Oxford and Stratford-upon-Avon.

The surrounding countryside provides wonderful walking and riding along a network of footpaths, bridleways and byways.

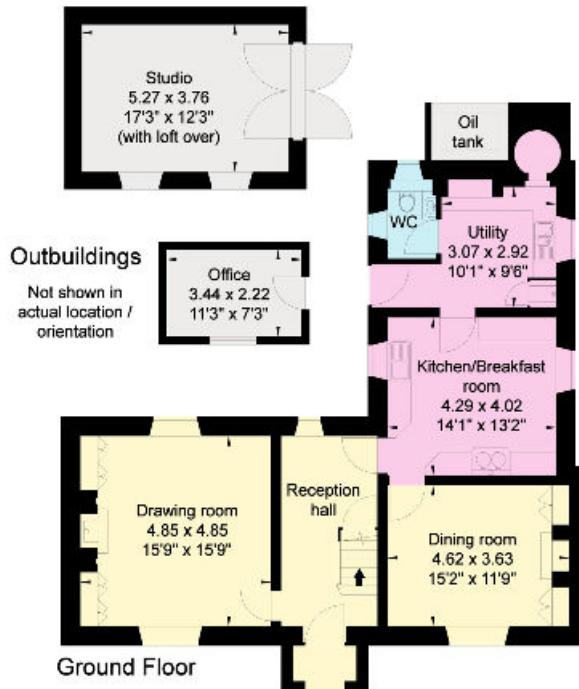
The Property

Wood Farm House is a particularly attractive detached home elevated and set back from the lane with spacious and mature gardens.

The house offers fantastic proportions with tall ceilings and light and spacious rooms. The property provides a generous entrance hall with flagstone floors, drawing room with fireplace and dual aspect and a dining room with fireplace.

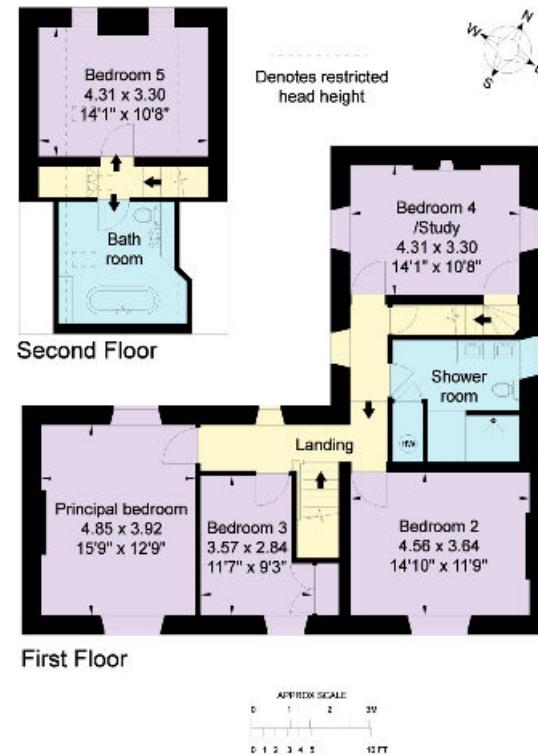
The kitchen breakfast room is well appointed with a range of oak units, granite surfaces and a continuation of the flagstone floors. A useful utility room is adjacent with a number of built in units, cloakroom and door leading into the rear garden.

The first floor provides a principal bedroom with three further bedrooms and a generous shower room. The fourth bedroom is currently used as a study with stairs leading to the second floor above. The second floor offers a further bedroom and a wonderful bathroom with freestanding copper bath.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

Wood Farm House Whichford



APPROXIMATE GROSS INTERNAL FLOOR AREA:
House: 205 sq m (2,207 sq ft)
Outbuildings: 28 sq m (296 sq ft)
Total: 233 sq m (2,503 sq ft)
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2021. Photographs and videos dated May 2021.

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Gardens and Grounds

Wood Farm House occupies a plot approaching a quarter of an acre with a driveway to the side providing access to parking and to the studio which could provide garaging if required.

The gardens are beautifully presented with a range of mature shrubs and borders with a delightful terrace for outdoor dining and a very useful outbuilding with power which is ideal as a home office.

Services

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

Terms

Tenure: Freehold

Local Authority: Stratford on Avon District Council.
Telephone 01789 267575.

Directions (CV36 5PG)

Approaching the village from the West along Barratts Hill and passing Whichford Pottery on your left you will approach the village with the village green in front of you. Take the right hand turning at the War Memorial and Wood Farm House will be found on the right hand side identified by our For Sale board.

I would be delighted to tell you more.

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