



Westhorpe Manor Farm



Greatworth
Oxfordshire

Westthorpe Manor Farm

Marston Road, Greatworth
Banbury, Oxfordshire OX17 2EA

Approximate distances

- Banbury 9 miles
- Bicester 16 miles
- Brackley 4.5 miles
- M40 (junctions 10 and 11) 9 miles



hall • sitting room/dining room • kitchen/family room
garden room • utility room • cloakroom • two bathrooms
three first floor bedrooms • two second floor bedrooms
garden store • ample parking • vegetable garden
attractive gardens • village location

situation

Greatworth is an attractive rural village with public house, primary school and local shop/post office. Banbury and Brackley offer a wide range of facilities, shops and amenities. Main line train services are available at Banbury, Bicester and Milton Keynes.

description

This handsome stone farmhouse is believed to be of 17th century origins with later additions. It is understood that one of the Oxford Colleges previously owned the property and then it passed into the ownership of the Marston Estate. Thereafter the current owners purchased it approximately ten years ago and carried out a

comprehensive programme of restoration and modernisation.

On the ground floor the accommodation is surprisingly spacious with a sitting/dining room with inglenook fireplace and a garden room to the rear. The kitchen and family room contain a two oven Rayburn with kitchen fittings with one step down into the family room which has a wood-burning stove. A pantry is found off the kitchen. The utility room and separate cloakroom lie to the rear. On the first floor there are three bedrooms, two bathrooms, together with a separate cloakroom. On the second floor there are two further bedrooms.

outside

There is an attractive garden to the rear of the property with paved terrace, sweeping lawns, an eating area, vegetable patch and ample parking on a gravel circular drive which has access off The Close.



services

Mains water, electricity and drainage are connected to the property. The whole house is centrally heated via an oil-fired boiler located in the utility room. None of the services, fittings or appliances, heating installations, plumbing or electrical systems have been tested by the selling agents.

tenure

The property is offered freehold with vacant possession upon completion.

fixtures and fittings

All fixtures, fittings and furniture such as curtains, light fittings, garden ornaments and statutory are excluded from the sale.

local authority

Cherwell District Council, Bodicote House, Bodicote, Banbury, Oxfordshire, OX15 4AA. T: 01295 252535. F: 01295 270028. Current Council Tax Band: F.

directions

From junction 11 of the M40 take the A422 signposted to Brackley. At the next roundabout bear left onto the B4525 signposted to Northampton. Proceed for approximately 4 miles and then turn right as signposted to Greatworth. At the next T junction turn left into the village and the property will be found on the right-hand side.

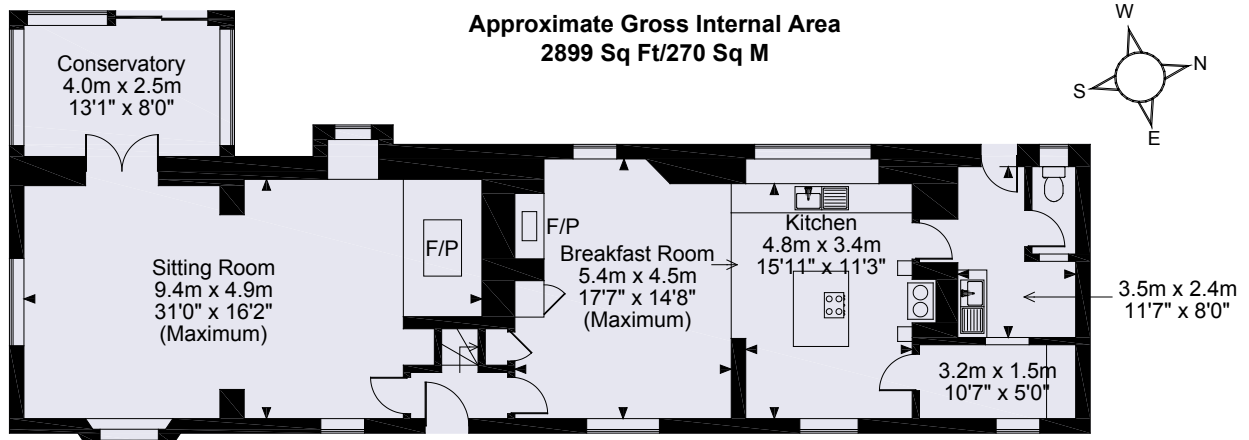


viewings

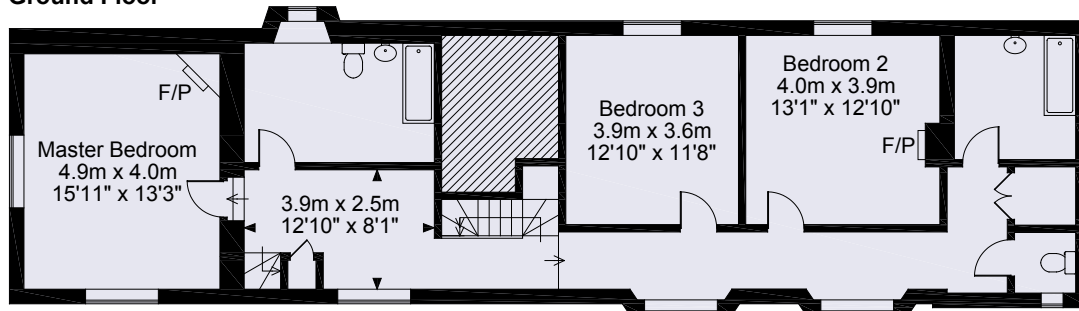
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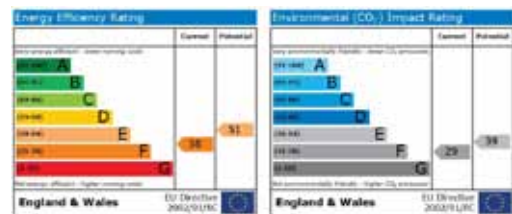
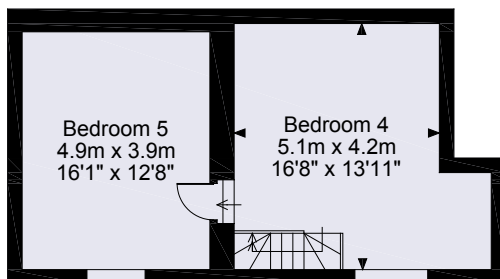
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Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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