



## 6 BEDROOM FARM HOUSE FOR SALE IN WALLINGFORD

Offers in excess of **£3,500,000**



REF: 3375638

### PROPERTY FEATURES

- 2.2 Acre Plot
- Detached Three Car Garage of 563 sq.ft.
- Stunning Countryside Views
- Underfloor Heating Throughout
- Ground Source Heating
- PV Solar and Batteries

Welcome to an extensively renovated Grade II listed Georgian farmhouse of 5371 sq. ft. having historical roots dating back to the 1100's and a principal structure originating in 1565. Seamlessly integrating historical charm with contemporary technology and sustainable living. Welcome to a residence where authentic period character and modernity is achieved in a manner that is both comfortable and environmentally conscious.

The new owners can enjoy the convenience of app-controlled Lutron lighting and automated control 4 eco-efficient systems. The property boasts a ground source heating system with 10 dedicated boreholes and underfloor heating throughout. (Additionally, there is a unique opportunity to utilize off-grid electricity, providing a sustainable carbon footprint and potential cost savings. Further details available by request through agent.

Services, Utilities & Property Information:  
Mains water supplier - Thames Water.

Electricity - three phase supply

Mains drainage and sewage to High Street

Ground source heating system - There are 10 dedicated boreholes.

Photovoltaic panels on garage roof to storage battery (panels generate circa 5166 kwh per annum. Two Solar edge Batteries hold 9.2 kwh stored power).

Private broadband services by Gigaclear who can provide Hyperfast 900 with

estimated Broadband Speed with predicted highest available download speed and highest available upload speed of up to 830 Mbps.

Hardwired Cat 6 throughout house.

4G mobile signal is available in the area we advise you to check with your specific provider but both Vodafone and EE both offer 4G.

#### Special Note

Planning reference P21/S4687/LB - Please speak to agent for further details.

Please click on the property brochure and the video tab for full details of this property, or for more information or to arrange a viewing please contact Guy Simmons at the Fine & Country Oxford office.

#### Disclaimer

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

Whilst we carryout our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence.

Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.


PROPERTY PHOTOS



LOCATION

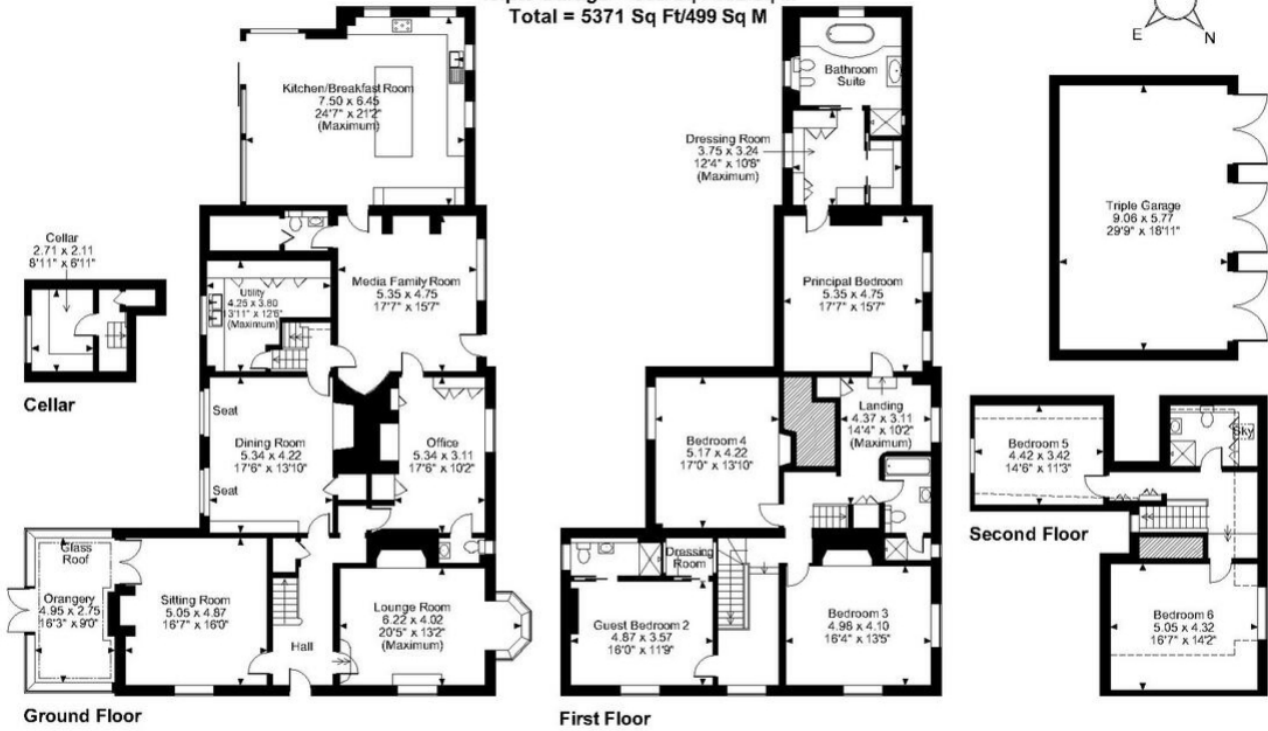
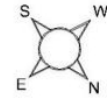
EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	73	76
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

**FLOORPLANS**

**Bishops Farmhouse, High Street, Dorchester-on-Thames, Wallingford**  
 Approximate Gross Internal Area  
 Main House = 4808 Sq Ft/447 Sq M  
 Triple Garage = 563 Sq Ft/52 Sq M  
 Total = 5371 Sq Ft/499 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐ Denotes restricted head height  
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