



Nightingale Farm , Nr Faringdon, SN7 7PR
Asking Price £1,300,000





A BEAUTIFULLY PRESENTED DETACHED PERIOD FARMHOUSE SET IN circa 40.7 ACRES WITH DETACHED COTTAGE ANNEXE AND SPECTACULAR VIEWS TO THE DOWNS AND WHITE HORSE HILL. - Spectacular value
 Main House c3034sq ft (282sq m) 2 Storey
 Cottage Annexe c779sq ft (c72sq m)
 Total c 3813sq ft (354sq m)

- Detached 18th Century Farmhouse in circa 40.7acres
- Glorious Tranquil Setting with its own lake and wood
- Open Views to The Downs and White Horse Hill
- Tranquil Setting at the end of long private drive
- Detached Cottage Annexe c779sq ft (c.72sq m)
- Main House with 3 Generous Bedrooms & 3 Bathrooms (circa 3.034sq ft)
- Spectacular 640sq ft (59sq m) South Facing Garden Room
- Very well placed for St Hugh's & Pinewood Prep Schools
- Presented in Polished Condition - 4 Beds - 4 Bath - 4 Reception
- A Beautiful House, Annexe, Land, Views & Rural Tranquility - Who could wish for more?

DIRECTIONS: From the centre of Fernham village follow the B4508 towards Longcot and after about 700 metres, just as the road begins to rise, turn left onto the gravel driveway with signs to Nightingale Farm and Manor Barn. When the driveway forks, keep to the left and you will arrive at the farmhouse.
 What3words:///bottle.disco.slate



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating	
Very energy efficient - lower ranking scale	Current Potential
(37-41) A	
(41-45) B	
(45-49) C	
(49-53) D	
(53-57) E	
(57-61) F	
(61-65) G	
Not energy efficient - higher ranking scale	
England & Wales	EU Directive 2002/91/EC