

# MEMORIES: Old family home is up for sale

# Double-take for property agent

■ Gill Oliver

**WHEN** details of a new property crossed estate agent Rachael Hodnett's desk, they were instantly familiar.

Lower Panshill Farm, in Murcott, near Kidlington, was the family home where she spent most of her childhood.

Miss Hodnett, who works at Summertown-based agency Kemp & Kemp, moved to the farmhouse with mother Sue, father Martin and brothers Robert and David when she was seven.

She said: "This house was my home for most of my formative years, so I know it exceptionally well.

"It was quite funny when I spotted the details in our office – I did a bit of a double-take.

"But at least when it comes to selling this property, I know pretty much everything there is to know about it."

The Victorian farmhouse was virtually derelict when her parents bought it in 1992. They renovated it and added a loft extension.

They sold it in 2007 and now live in Devon.

Current owners Alex and Kate Hamilton-Baily have put the property, which has five acres of paddocks and outbuildings, on the market for £724,999.

It has many character features, including sash windows and a roof tile marked 'Made at J-Homes Kilns, Brill, Bucks 12 July 1881'.

Miss Hodnett, 26, said the house had a magical quality.



■ **WARM FEELINGS:** Estate agent Rachael Hodnett at Lower Panshill Farm, in Murcott

Picture: Antony Moore

She added: "I have lovely, warm feelings about the place because there is a huge emotional attachment to it."

Miss Hodnett, who left home in 2004 to study at Harper Adams University College, in Shropshire, said: "The property is a dream for anyone who owns horses, as we did.

"I would walk into the kitchen in the mornings and be able to see the horses looking out over their stable doors, which was wonderful.

"The other great thing is that because the hedge in the field marks the border between Oxfordshire and Buckinghamshire, it's possible to access both counties'

school systems. One of my brothers went to a grammar in Buckinghamshire, while the other two of us were at schools in Oxfordshire."

The house includes two reception rooms, a kitchen/breakfast room and two bathrooms. There is also a barn with a garage and two offices.

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