





This versatile smallholding has a number of potential uses having areas of attractive woodland, pasture and useful range of outbuildings. Some of the woodland is used for camping at present but areas could also be cleared to provide further grassland. There is river frontage along the northern boundary to the Shill Brook which is a tributary to the Thames. Communications are excellent with the A420 3 miles south leading to Oxford and the Midlands to the north and Swindon and the M4 to the south. Witney and the M40 are about 5 miles North West.

The House

A charming Scandinavian style timber chalet providing spacious accommodation, including 3 bedrooms, kitchen/dining room and sitting room.

This would also make an ideal project for re-development with a larger dwelling of traditional construction (subject to planning consent).

Local Authority

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney OX28 1PB

Tel: 01993 861000

The house is assessed for Council Tax purposes in band A and the amount payable for 2019/20 is £1238

The Land

The total area amounts to approximately 8.8 acres (3.5ha) of which roughly 2.75 acres (1.1ha) is grassland and 4 acres (1.6ha) is semi-mature woodland. The trees are mainly deciduous and are interspersed with attractive grass areas which are used for temporary camping at present. The existing Yurts and log cabins in the woods are not included in the sale but could be available by separate negotiation if required. The remaining area of approximately 2.05 acres (0.8ha) is occupied by the house and garden and the farm buildings.



There are several attractive lakes and ponds around the land which are stocked with coarse fish. There is also full river frontage along the northern boundary to the Shill Brook which is a tributary to the Thames which lies about 2 miles downstream.

Outbuildings

There are two portal framed barns measuring, approximately 60' x 30' (18m x 9m) and 45' x 25' (13m x 7m) respectively. The larger barn has a concrete floor and provides extremely useful storage or workshop area, also having a full length lean to along one side. The other barn is divided into three large stables at present.

Directions

From Faringdon proceed north east towards Oxford and after about 3 miles turn left signposted Witney and Bampton. The drive to the farm will be found on the right hand side after passing over the hump back bridge (Tadpole Bridge) and just after passing a turning towards Cote and Chimney.

Services

Mains electricity is connected, private water and drainage, LPG gas central heating.

DISCLAIMER

These particulars have been prepared with the utmost care but their accuracy including text, measurements, photographs and plans is for the guidance only of prospective purchasers and must not be relied upon as statements of fact. Their accuracy is not guaranteed.

Descriptions are provided in good faith representing the opinion of the vendors' agents and should not be construed as statements of fact. Nothing in these particulars shall be deemed to imply that the property is in good condition or otherwise, nor that any services, facilities, fixtures and fittings are in good working order. These particulars do not

constitute part of any offer or contract.

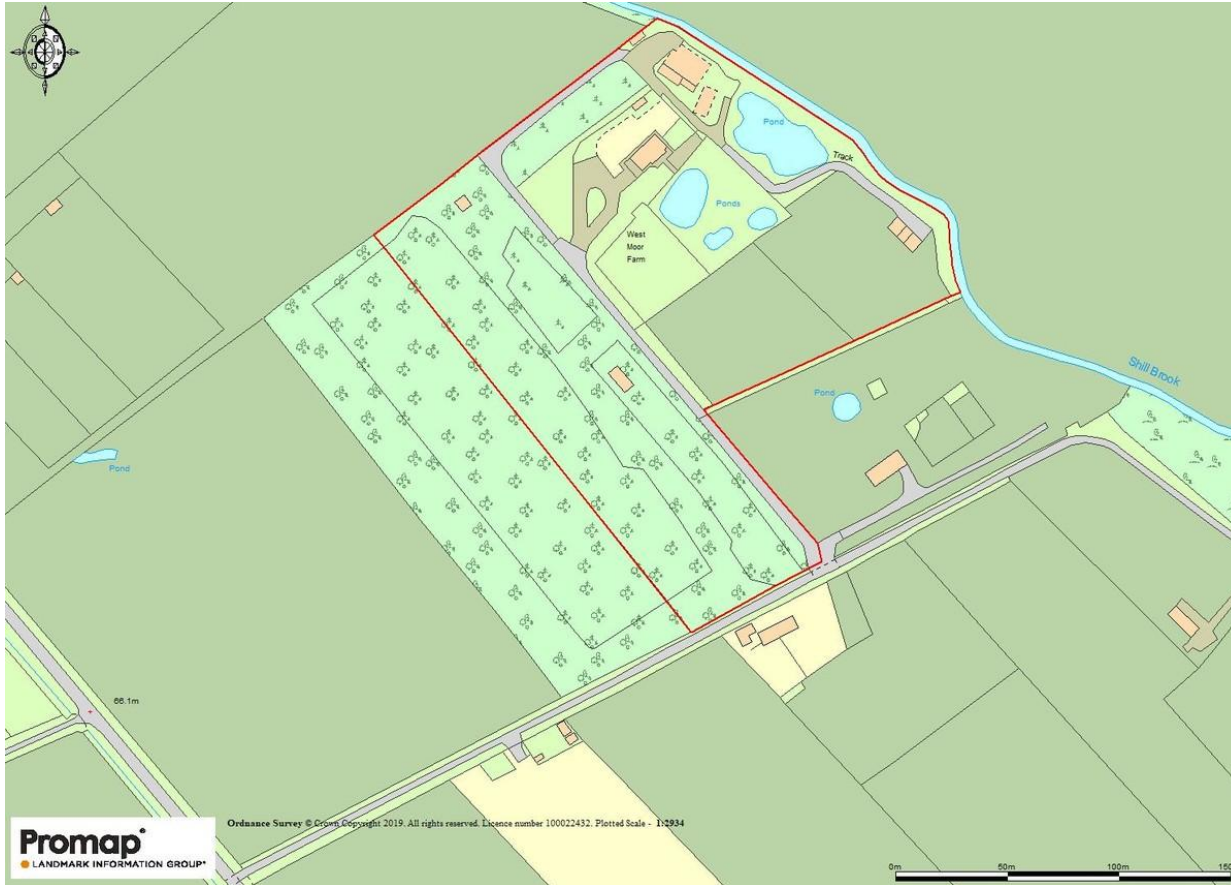
Every effort has been taken to ensure that all statements contained within these particulars are factually correct.

However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey.

All measurements given are approximate and are wall to wall unless stated otherwise.

**Please contact Kidson-Trigg for viewing
arrangements 01793 781937**





- Charming 3 bed Scandinavian style Chalet
- 8.8 acres
- Outbuildings
- Lakes & Ponds
- Campsite
- Pasture / woodland
- River frontage
- Potential for a number of uses
- Potential for re-development (Subject to planning consents)