

Home Farm Barn
Wigginton, Oxfordshire



Please note the artist impression shown is for illustrative purposes only and not to be relied upon.

A wonderful range of barns with planning permission to create a modern family home in a traditional setting. Situated in the heart of the village, the property has southerly views and is close to the renowned Soho Farmhouse.

4 bedrooms | 3 bathrooms | 3 reception rooms

Kitchen/breakfast room | Study | Utility room

Separate 1 bedroom annexe / Study/home office | Enclosed front and rear garden

Soho Farmhouse 5 miles | Chipping Norton 6 miles | Banbury 7 miles | M40 (J11) 8 miles

Oxford 22 miles | Birmingham (airport) 45 miles

In all about 0.33 of an acre

Approximate gross internal floor area 177 sq m / 1,906 sq ft plus annexe of 20 sq m / 225 sq ft

Country Department

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Location

Wigginton is a quiet, attractive village nestling on the side of the River Swere valley in the rolling north Oxfordshire countryside. The village has a public house, parish church, Methodist chapel and village hall. Everyday requirements can be found at Hook Norton, Sibford Ferris and Bloxham. The market town of Chipping Norton is nearby and offers extensive shopping and entertainment with an active local theatre and many restaurants and pubs. Comprehensive facilities can also be found in Banbury, Oxford and Stratford-upon-Avon as well as Cheltenham and Birmingham. The property is within easy reach of Soho Farmhouse and Daylesford.

Description

The property consists of a range of traditional and modern farm buildings in the heart of the village. There is planning to convert the main threshing barn into a substantial family home with a separate annexe, home office, gym and or a garage. Constructed of local ironstone, the house will enjoy far reaching views over the valley beyond. There is potential and further scope looking at the footprint of the modern buildings.

We believe the threshing Barn would be considered as curtilage listed given it's proximity to Home Farmhouse which is Grade II listed.

Planning

Planning has been achieved and was granted under permission 19/02695/F. This was granted on 24/2/2020. The conditions attached to the application can be found on the Cherwell District Council online planning register.

Transport Connections

Transport connections are good to the village with train services from Banbury to London/Marylebone (from 57 minutes) and from Charlbury to London/Paddington (from 75 minutes). Connections onto the M40 motorway are either at junction 10 (Ardley) for the south or junction 11 (Banbury) for the north.

Local Authority

Cherwell District Council, Bodicote House, Bodicote, Banbury, Oxfordshire, OX15 4AA. Telephone: 01295 227001



Educational Facilities

There are excellent educational facilities in the area including public schools at Bloxham School and Tudor Hall with the Oxford and Cheltenham Schools within easy reach. Primary school is at Great Tew and Hook Norton; senior schools at Bloxham, Chipping Norton and Banbury; preparatory schools include St John's Priory (Banbury), Kitebrook and Winchester House (Brackley);

Leisure

Leisure and sporting activities in the area include Soho Farmhouse at Great Tew (5 miles); Daylesford Organic Farmshop and Spa at Daylesford (14 miles); golf at Tadmarton Heath, Chipping Norton and Lyneham; theatre at Chipping Norton, Oxford and Stratford-upon-Avon; horse racing at Cheltenham and Warwick; There is also a village sports and tennis club in Hook Norton. There is also a public play area within Wigginton.

Rights of Way & Footpaths

There is a right of way for the benefit of the property over the old farm yard entrance shown yellow on the plan. For further details on maintenance contributions please contact the sole selling agent. There are no footpaths or bridle paths that cross the property.

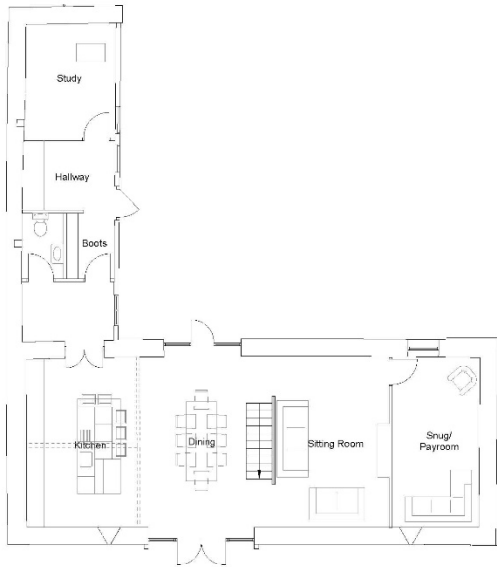
Services

We understand that the mains services of electricity, water, gas and drainage are all within close proximity to the site and a deed will be granted across retained land if required. It is the responsibility of the purchaser to undertake their own enquiries of the relevant statutory utilities in respect of connecting to these services and ascertaining charges that may be applicable.





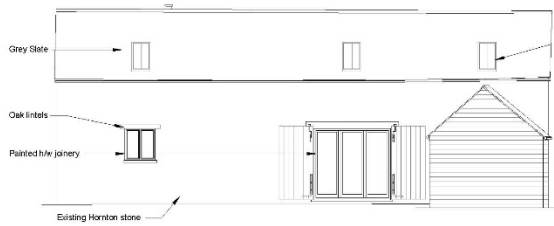




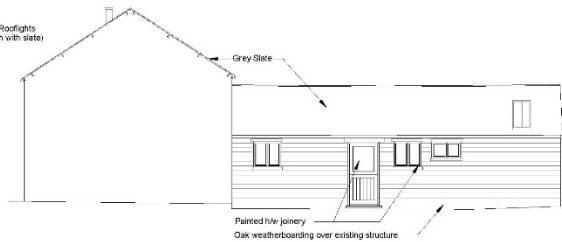
01 PROPOSED GROUND FLOOR LAYOUT 1:100



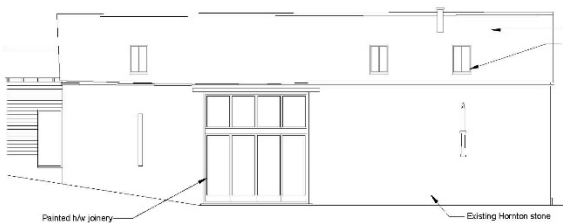
02 PROPOSED FIRST FLOOR LAYOUT 1:100



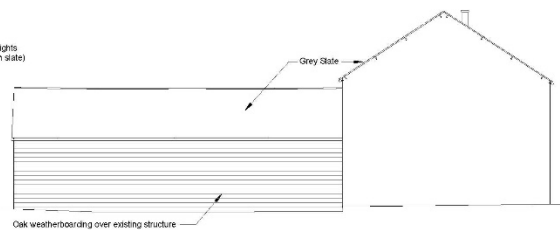
03 PROPOSED EAST ELEVATION 1:100



04 PROPOSED SOUTH ELEVATION 1:100



05 PROPOSED WEST ELEVATION 1:100



06 PROPOSED NORTH ELEVATION 1:100

mm³ design

Dairy Farm, Hillesden
Buckinghamshire, MK18 4BX

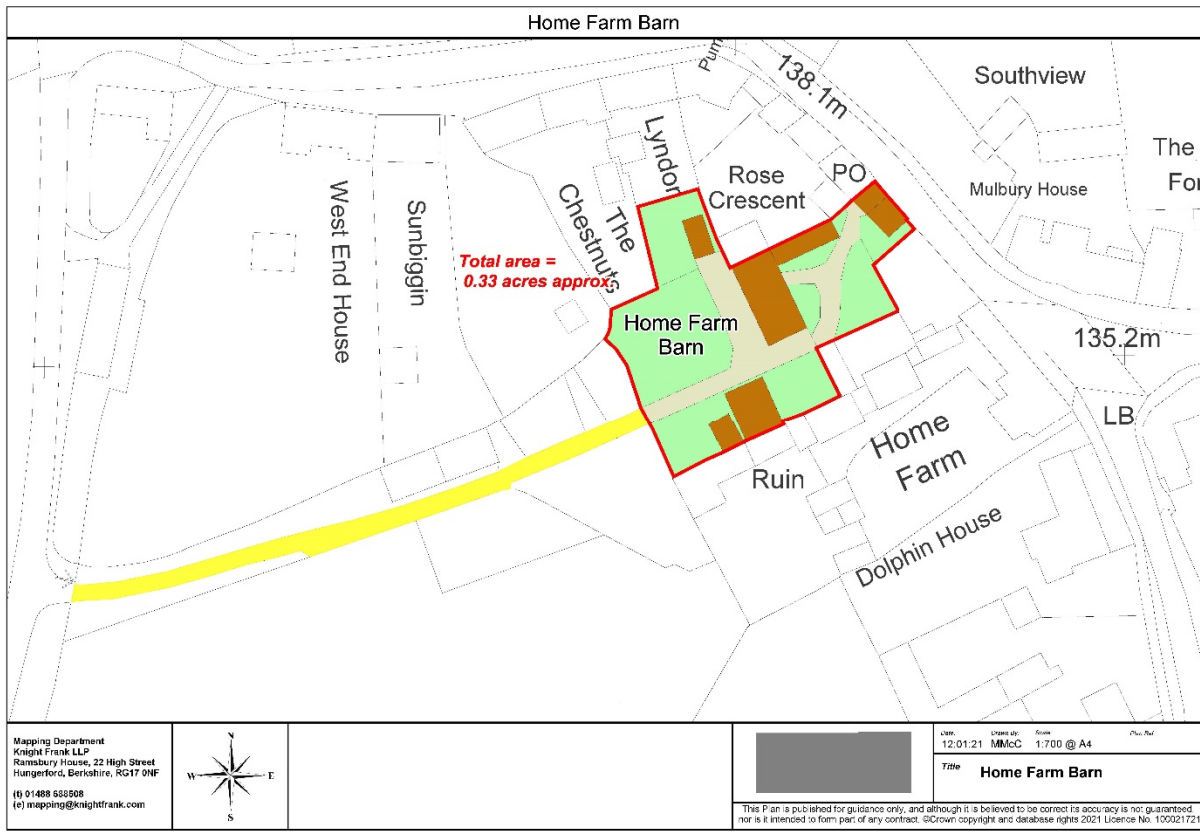
Tel: 07789 867 561
E: studio@mm3-design.co.uk

A	30.01.19	Issued for Comment	KR
B	04.02.19	Issued for Comment	KR
C	04.03.19	Updated to Comment	KR
D	20.03.19	Updated to Comment	KR
E	02.08.19	Updated to Comment for Submission	KR
F	23.08.19	Updated to Comment for Submission	KR
	20.10.19	Updated for Submission	KR

Home Farm, Wigginton, Oxfordshire

Barn A - Proposed Layouts & Elevations

30.01.19	AL(10)003	F
1:100	@ A2	KR



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice:

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