



The Bungalow

Windrush Valley, Oxfordshire

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WINDRUSH VALLEY • OXFORDSHIRE

An exclusive opportunity to build your own country house set in an area of outstanding natural beauty amongst rolling Cotswold countryside in the Windrush Valley near Swinbrook and Burford.

Existing Bungalow

Dining room | Sitting room | Kitchen
Three Bedrooms | One bathroom

Double garage | Peaceful location
Plenty of parking

Planning Permission

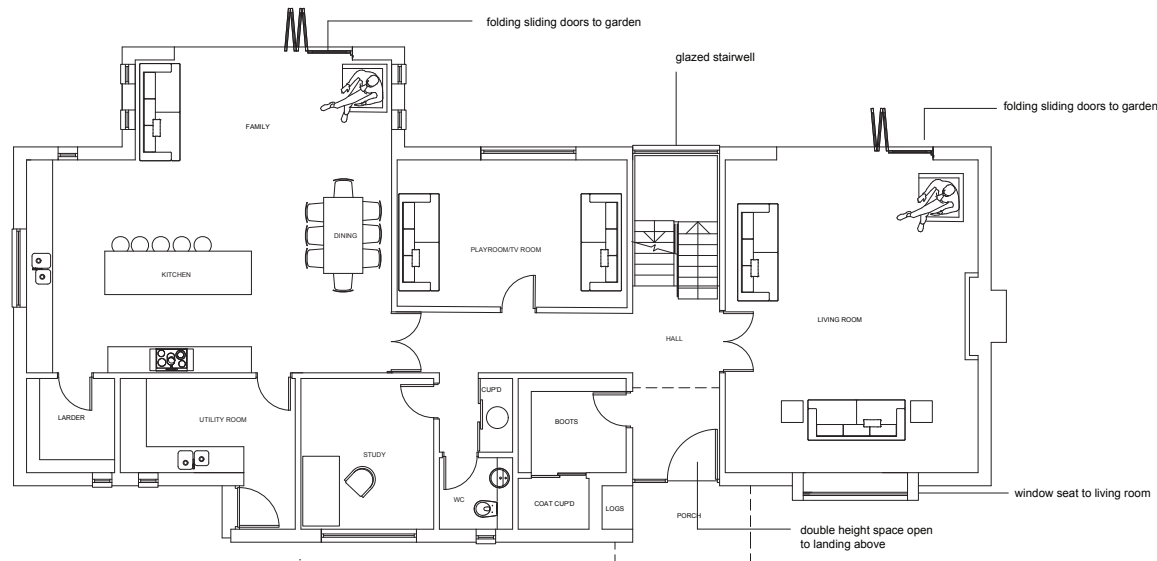
There is planning permission for a contemporary Architect designed 6 en-suite bedroom family house replacement dwelling of up to 3,700 sq ft above ground using the existing access.

In all about 3.45 acres

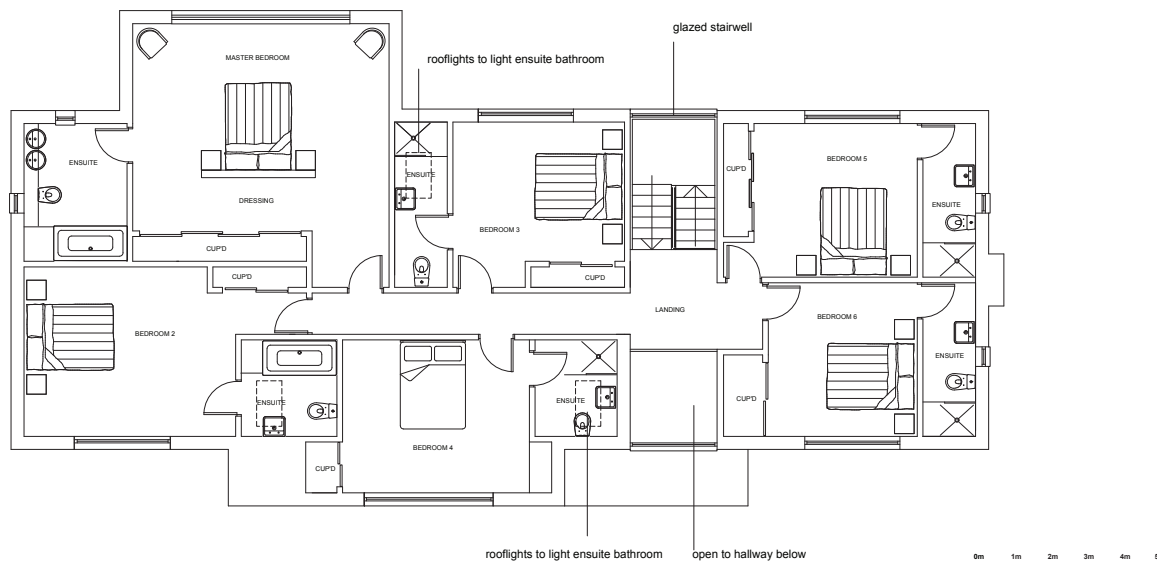
Asthall 1 mile, Swinbrook 2 miles, Burford 4 miles,
Witney 4 miles, Charlbury (trains to London Paddington
76 minutes) 9 miles, Oxford 18 miles
(trains to London Marylebone 56 minutes)
(all distances are approximate).

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Situation

Approached off a quiet country lane, the house is set back towards the crest of the hill with exceptional far reaching views over the adjoining farmland to the south and The Windrush Valley below. The adjacent farmland is owned by the same family and may be available by separate negotiation.

The incredibly pretty village of Asthall is less than a mile away to the west. This unspoilt quintessential Cotswold village has a lovely 12th Century Church, an Elizabethan Manor House (the former home of the Mitfords) and a well -known public house, The Maytime, with The Swan in nearby Swinbrook equally popular.

Within Burford are numerous public houses, restaurants and shops, along with the Burford Garden Company and an 18 hole golf course.



A40 linking Oxford and the M40 are within easy reach.

Access to the Charlbury Station 10 miles (trains to London Paddington from 57 minutes).



London Oxford Airport is only 17 miles to the east and is an excellent private jet airfield. More commercial airfields include Birmingham Airport 51 miles, Luton Airport 55 miles and Heathrow Airport 62 miles.



The nearby historic City of Oxford provides a wide range of shops together with cafés, pubs and restaurants. The historic town of Burford is close to hand and Bicester Village and Daylesford Organic Farm Shop are also within a short drive.



Golf is at Kirtlington, The Oxfordshire, Heythrop Park and Burford. The Manoir au Quat'Saisons is an easy drive as is Soho Farmhouse private members club and restaurant which is internationally renowned.



The Bungalow is perfectly situated for the top Oxford schools. Preparatory schools include The Dragon, Summer Fields, Cothill and Chandlings. Secondary schools include Oxford High, Headington, St Edward's and Magdalen College. Slightly further afield are Radley, Abingdon and Bloxham, all highly regarded.

Planning Permission

On 25th Septmeber 2020 the Local Planning Authority at West Oxfordshire District Council approved the application. 20/01819/FUL - for "Demolish and replace bungalow and garage with 2 storey house and new garage. For further details contact sole selling agent Knight Frank on 01865 790 077.

Tenure

The property is offered freehold with vacant possession upon completion.

Services

Mains water, electricity and oil fired central heating, private drainage. High speed fibre optic broadband.

Directions (OX29 ORX)

From Oxford, take the A40 west towards Burford. After 13 miles, at the end of the dual carriageway, take the second exit from the roundabout towards Minster Lovell and then turn immediately left in 0.5 miles. Continue on this lane of 1 mile, up the hill, the drive for The Bungalow is on the left at the top of the hill.

Fixtures and Fittings

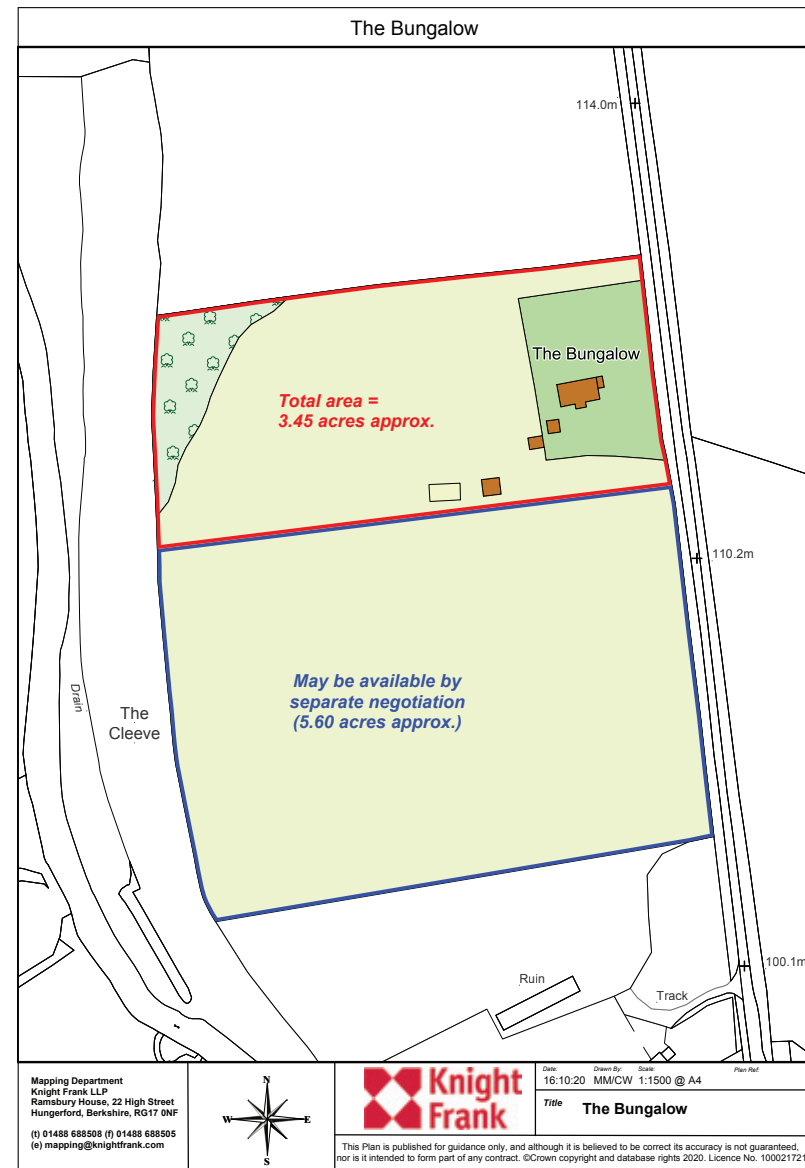
Only those items mentioned in these particulars are included in the freehold sale. All other fixtures and fittings and furnishings including curtains and contents together with garden statuary and equipment are expressly excluded. Certain such items may be available by separate negotiation.

Local Authority

West Oxfordshire District Council 01993 861000.

Viewings

Strictly by appointment with the sole selling agents: Knight Frank Oxford (01865 264 851).



Knight Frank
274 Banbury Road
Oxford
OX2 7DY
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more.

Harry Sheppard
01865 264 879
harry.sheppard@knightfrank.com



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: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated October 2020. Photographs and videos dated October 2020. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.