



Longacres, Bushey Ground, Witney

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# A fantastic opportunity to modernize or redevelop a series of properties and barns, subject to consents, in Oxfordshire

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## Accommodation

Detached three bedroom bungalow | Two bedroom annexe | One bedroom annexe  
One bedroom studio

Large agricultural barn with workshop | Garage | Stores

Machinery store (45ft x 32ft) with office above | Gardens | Paddocks

In all about 3.89 acres

**EPC: D**

## Distances

Witney 4 miles | Burford 5 miles | Chipping Norton 17 miles | Oxford 16 miles

(All distances and times are approximate)





## Longacres

This property presents an exciting development opportunity. Longacres sits on 3.89 acres and comprises a three bedroom detached bungalow (1,660sqft) with plenty of potential to extend and renovate, a two bedroom annexe, a further one bedroom annexe, a detached studio, a large barn with a collection of workshops and stores and a separate machinery store (45ft X 32ft).

There is currently a footprint of 7,255 sq ft, including the house and outbuildings. To the front of the property is a sweeping gravel drive flanked by gardens and paddocks. There is further grazing to the rear of the property and an array of outbuildings accessed via a separate tarmac drive.

Neighboring properties have been substantially extended and renovated, meaning there is vast opportunity and scope for a similar development of Longacres.

## Situation

The property is situated down a no-through lane within the historic Oxfordshire village of Minster Lovell which benefits from a village inn, restaurant, local shops, primary school, and village hall and is adjacent to Old Minster with its cricket club, small village inn, and hotel. Of note are the magnificent Medieval Church and the romantically sighted ruins of the 13th century Manor house of the Lovell family. The village is a short drive from the market towns of Witney and Burford with shops, schools, and an array of amenities.

Communications are excellent with the nearby A40 providing easy access to Oxford and Cheltenham, together with Swindon to the south and it is well placed for the M40, M4 and M5 motorways. There is a mainline railway station at Charlbury, about eight miles, with trains to London Paddington taking about an hour and ten minutes.

## Property information

**Services** Mains

**Local Authority** West Oxfordshire District Council

**Viewings** Strictly by appointment through Knight Frank 01865 790077.







Approximate Gross Internal Floor Area

Total Area = 154 sq m / 1,660 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



## Approximate Gross Internal Floor Area

Annexe = 109 sq m / 1,173 sq ft

Studio = 31 sq m / 333 sq ft

Annexe 2 = 32 sq m / 344 sq ft

Barn = 186 sq m / 2,002 sq ft

Machinery Room/Office = 162 sq m / 1,743 sq ft

Total Area = 520 sq m / 5,595 sq ft

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