



Land and farm building  
Kineton Road, Oxhill, South Warwickshire



# Land and farm building

## Oxhill, South Warwickshire

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A valuable block of traditional pastureland and farm building with road frontage. In all about 39.83 acres (16.1 hectares)

### Location

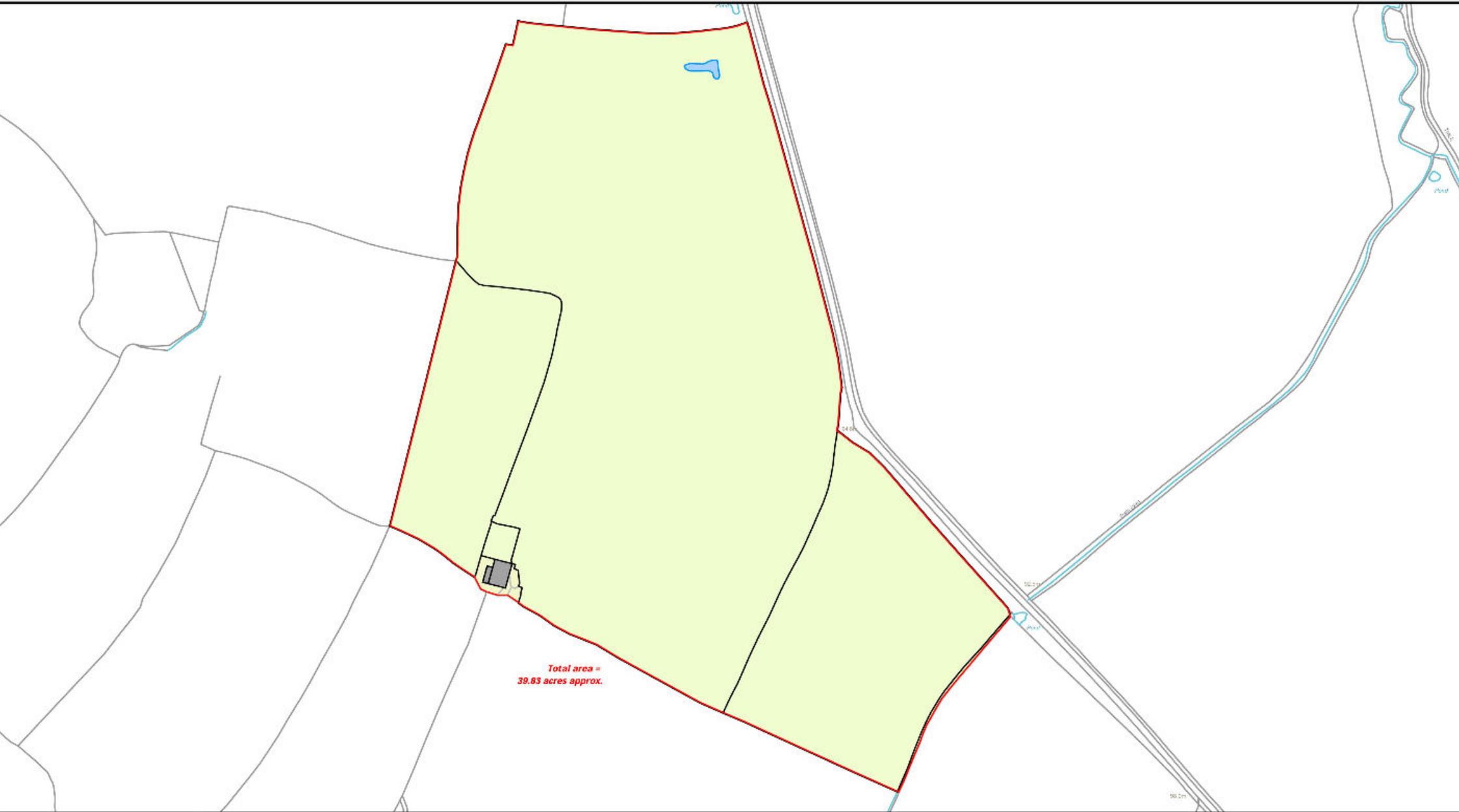
The land is situated between the villages of Kineton and Tysoe, close to the Oxfordshire border and on the edge of an Area of Outstanding Natural Beauty, situated in The Vale of the Red Horse below the Edgehill escarpment and close to the site of Civil War Battle of 1642.

There are several facilities between the villages of Kineton and Tysoe, including a well-regarded primary school, parish church, post office, shops, butcher, doctor's surgery, public houses, tennis courts, sports club, children's nursery and village hall. The market town of Shipston-on-Stour is just over six miles away, providing a range of shopping facilities. The National Trust properties of Upton House and Farnborough Hall are close by, as is the private Compton Wynyates, considered the finest example of domestic Tudor architecture in England. Stratford-upon-Avon, with its theatres, is the region's cultural centre. Golf courses at Brailes and Rye Hill, and racing at Warwick and Stratford-upon-Avon.

Kineton 2.5 miles, M40 (J12) 6 miles, Shipston-on-Stour 8.5 miles, Banbury 9.5 miles (trains to London Marylebone from 54 mins), Stratford-upon-Avon 11 miles, Oxford 34 miles (distances and time approximate).



# Land at Springfield Farm



Total area =  
39.93 acres approx.

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Plan Preparation  
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Date: 14:09:23  
Drawn By: CW  
Scale: 1:4000 @ A4  
Plan Ref:

Title  
**Land at Springfield Farm**

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## The land

The land with traditional hedges and mature trees comprises productive pastureland. The land might be available for various uses, subject to necessary consents, as farmland, for tree planting, conservation and re-wilding, equestrian or leisure activities.

The land has been farmed for livestock, hay and silage production. There is road frontage, with two gateway entrances off the Kineton Road, in open countryside.

The buildings are situated well back from the road across the pastureland and can provide agricultural storage or livestock housing. The barns may be suitable for conversion to residential use. Purchasers should make their own enquiries.

## Services

There is currently no water or electricity supply, and purchasers will make their own arrangements for services, renewable energy or borehole water supply.

## Farm payments

No farm payments or stewardship agreements are attached to the land.

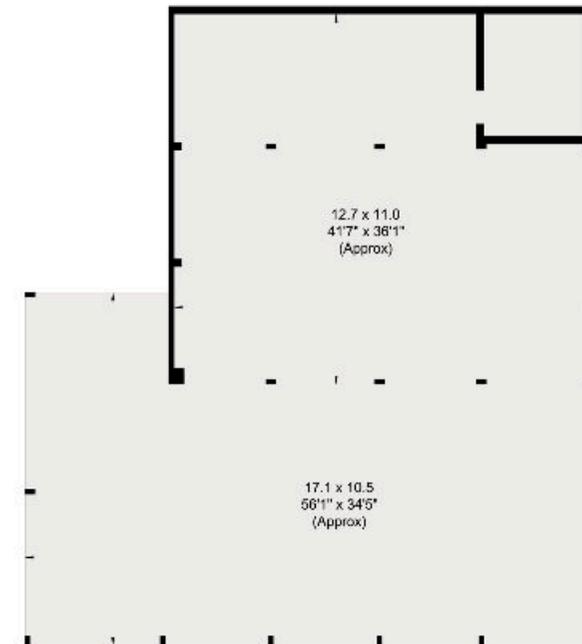
## Directions (CV35 0RP)

What Three Words [///propelled.display.uniform](#)

## Viewing

By prior appointment only with the agents.





### Springfield Farm Barn Oxhill



APPROXIMATE GROSS INTERNAL FLOOR AREA:  
285 sq m (3,068 sq ft)

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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.

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Particulars dated September 2023. Photographs and videos dated September 2023.

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Date: 03 October 2023  
Our reference: STR012329276

## Land at Springfield Farm, Oxhill, Warwick, CV35 0RP

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £480,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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