



Farm Building for Conversion, Bampton

Waymark

Bampton OX18 2EH

Freehold

Development Opportunity | Rural Location | Barn with Planning Consent to Convert to Residential

Description

An exciting development opportunity to convert an existing barn into a 5 bedroom residential dwelling. Detailed planning permission is already granted.

The Farm Building at Chimney is a large detached barn, previously used for storage, which is located in the quiet hamlet of Chimney near to the River Thames. Circa 4140 sq ft. in size, the current planning consent (found under P19/03222/FUL at West Oxfordshire District Council) allows for its conversion into a substantial detached residential dwelling comprising of; 5 double bedrooms all with en-suites, open-plan living space, utility room, study and outside space. The overall plot size is approximately 0.25 acres.

The combination of lifestyle design and idyllic situation in a beautiful Nature Reserve make this agricultural plot a project of immense potential. The Barn currently has mains electric, while private drainage and water will need to be put in place by the prospective Buyer.

NOTE: There is right of way for the neighbouring property to access the adjacent field.

Location

Chimney itself is a picturesque hamlet near to the River Thames,

located 6 miles south of Witney in Oxfordshire. Surrounding it is Chimney Meadows, which at 620 acres is the largest individual Nature Reserve managed by Buckinghamshire, Berkshire and Oxfordshire Wildlife Trust.

The Farm Building at Chimney has good access to London and to the West, made easy by the proximity of the A34 and M4. Rail services from Oxford, Swindon and Didcot stations provide mainline rail links into London Paddington, as well as Bath, Bristol, the West Country and the Midlands.

The villages of Aston and Bampton offer local shopping, a post office, small supermarket and butcher. There is an excellent local pub (The Trout at Tadpole Bridge) as well as a welcoming café in The Aston Pottery. There is also excellent access to the nearby market towns of Burford and Witney.

The area is superbly located for outstanding schools. These include Aston Primary, Burford High, St Hugh's, Cothill, Cokethorpe, Pinewood and Hatherop Castle.

Viewing Information

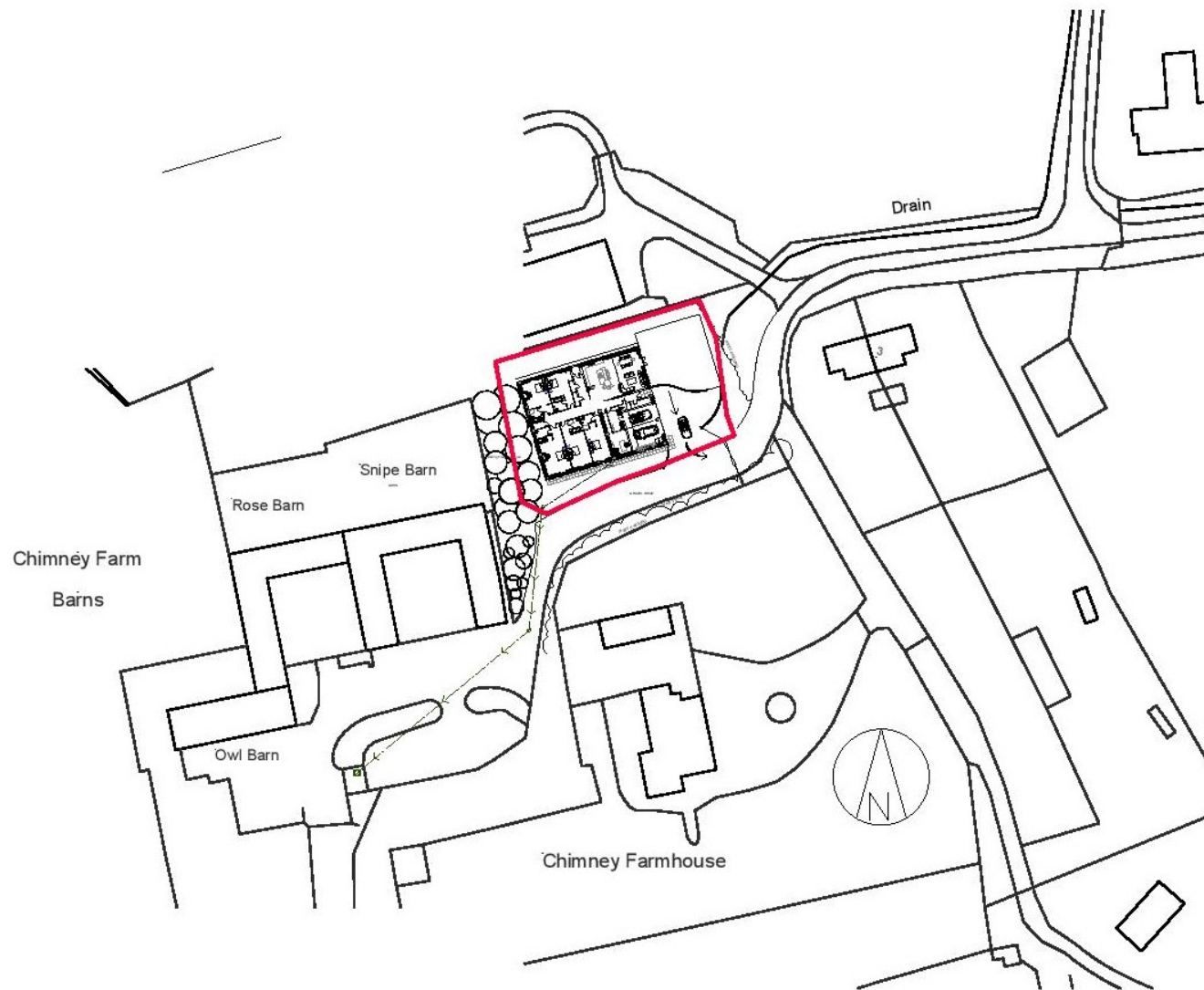
Viewing by appointment only please.



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