



# THE TITHE BARN

Manor and Dovehouse Farm, Cuddesdon, Oxfordshire OX44 9HG  
Guide £1 million | Freehold



An outstanding barn conversion opportunity, occupying an elevated position with stunning, far-reaching countryside views.

### DESCRIPTION

The Grade II listed Tithe Barn lies to the south of Cuddesdon village in an elevated position affording exquisite uninterrupted views south and east over rolling hills and beautiful open countryside.

Having undergone restoration and stabilisation works to support the roof, the Tithe Barn now offers an exceptional opportunity for prospective purchasers to create a unique, contemporary dwelling with bespoke internal and external features within an historic rural setting.

Careful consideration has been given to the design of the proposed conversion and eastern wing extension which seeks to maximise use of the generous internal space, whilst respecting the existing form and features of the building.

The proposals offer a home with an internal area of approximately 9000 square foot, including a large home office and separate annexe (currently shown as a home gym), and a large open vaulted area offering flexible use. Additionally there is provision of a three car carport, alongside bin and cycle storage. Furthermore, the front boundary wall has recently been replaced together with recent roadworks completed which provide a footpath link to the village.

Full planning and listed building consent was granted in October 2021 for the conversion and extension of this character building, which formed part of a wider planning permission to redevelop Manor and Dovehouse Farm which has now been completed and delivered by Natta Building.

The boundary of the Tithe Barn and its associated amenity land, extending to 0.65 acres (0.26 ha) is indicatively illustrated within the sales plans.

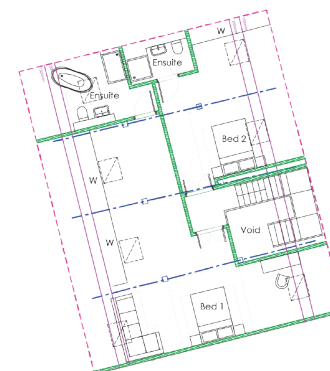
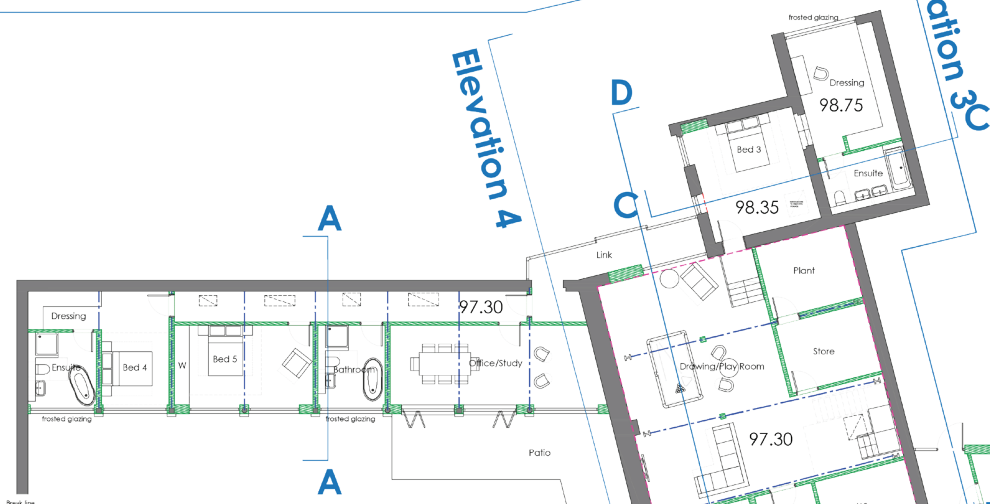
### SITUATION

The Tithe Barn is located within the village of Cuddesdon, South Oxfordshire, situated c. 5.6 miles (9 km) to the south east of Oxford and c. 1.7 (2.7 km) south of Wheatley. Cuddesdon parish has a population of approximately 510 people (2011 census) and is home to Ripon College, the largest theological college in the Church of England, with close ties to Oxford University.

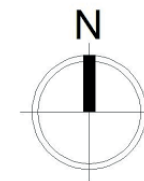
Cuddesdon benefits from the proximity to Oxford and good transport links, with junction 8 of the M40 c. 2 miles (3.2 km) to the north east and junction 7 of the M40 c. 3.1 miles (5.0 km) to the east. Oxford railway station is approximately 8.8 miles (14.2 km) from Cuddesdon, providing services to London Paddington from the west and the north. Haddenham and Thame Parkway c. 10.4 miles (16.7 km) which provides Chiltern Line services to London Marylebone and the north.



## Elevation 5



Mezzanine



## Elevation 2

Garden levels to remain as existing.

### KEY:

- Proposed new walls
- Proposed new walls at 2000mm height
- Proposed walls to be removed
- Existing trusses

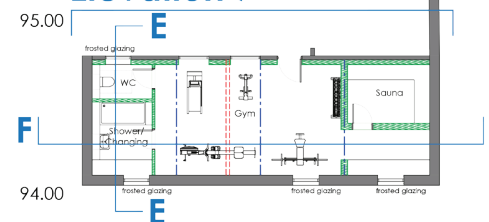
## Elevation 1

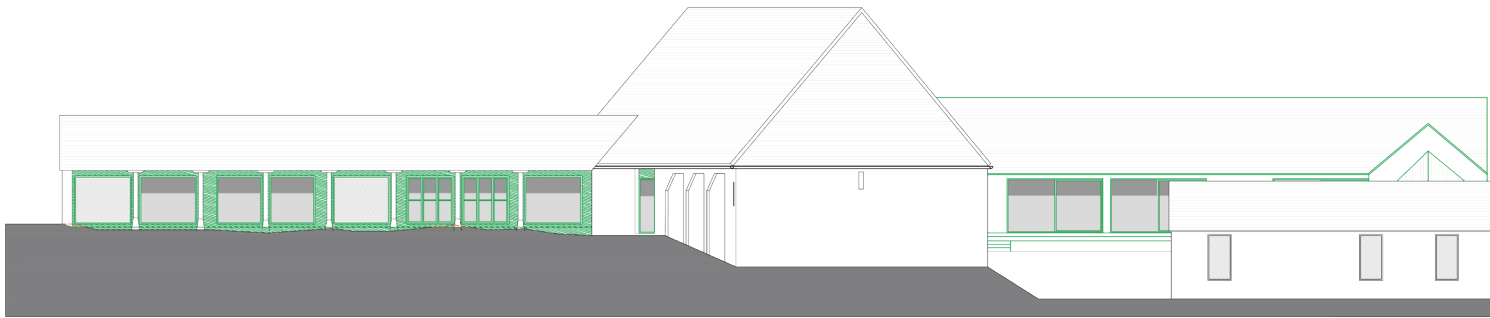
Ground Floor Plan



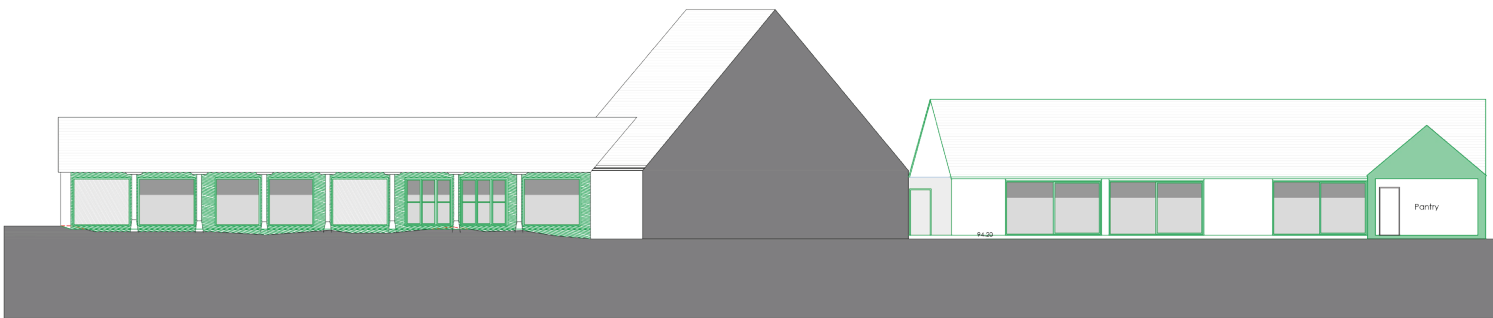
Elevation 6

## Elevation 7

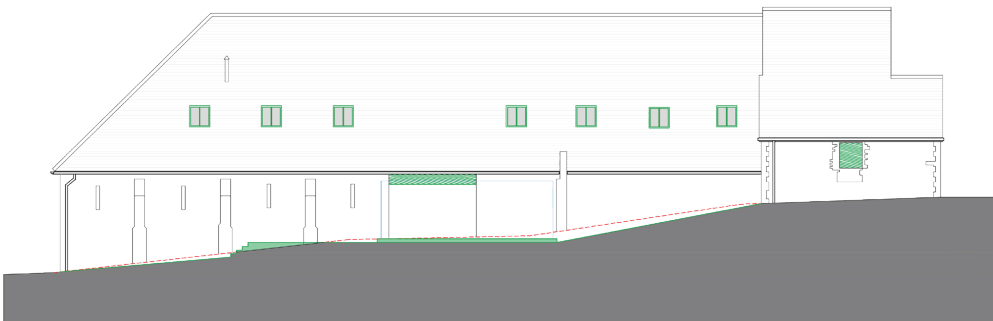




ELEVATION 1



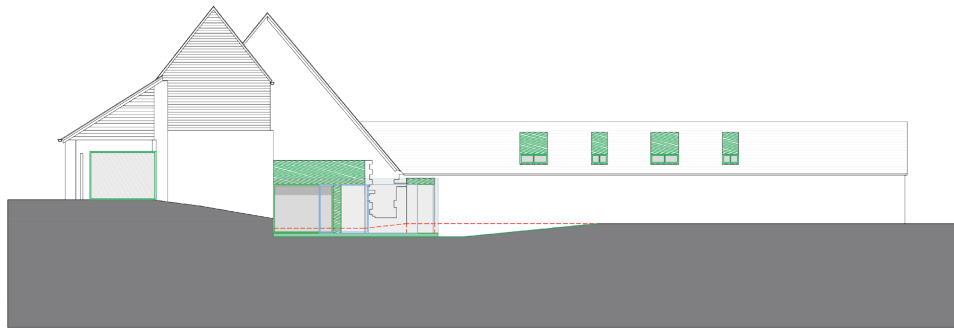
ELEVATION 2



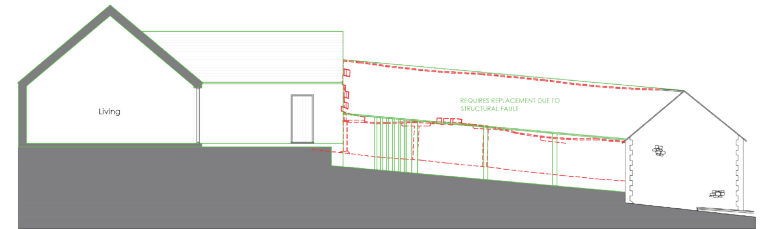
ELEVATION 3



ELEVATION 4



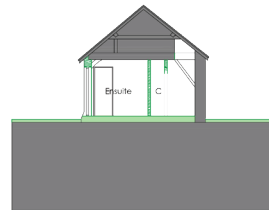
ELEVATION 5



ELEVATION 6



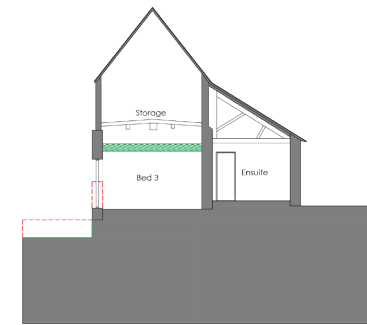
ELEVATION 7



SECTION A-A



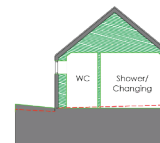
SECTION B-B



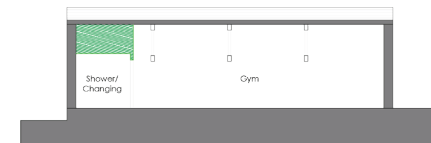
SECTION C-C



SECTION D-D



SECTION E-E



SECTION F-F



and protective clothing should be worn to visit the site. Please note that Savills do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

Council Tax Band to be determined.

#### LOCAL AUTHORITIES

South Oxfordshire District Council:  
[www.southoxon.gov.uk](http://www.southoxon.gov.uk)

Oxfordshire County Council:  
[www.oxfordshire.gov.uk](http://www.oxfordshire.gov.uk)

#### PLANNING

The Tithe Barn benefits from detailed planning permission to be converted into a unique residential dwelling of exceptional stature.

The extant planning consent was granted under planning application reference P21/S3328/FUL and listed building consent reference P21/S3228/LB. Further information, including planning drawings and consents, as well as a heritage statement and condition survey, are available on request.

Whilst linked to the wider development via the planning consent, the Tithe Barn is developable

independently and without responsibility towards the S106 commitments associated or CIL.

#### SERVICES

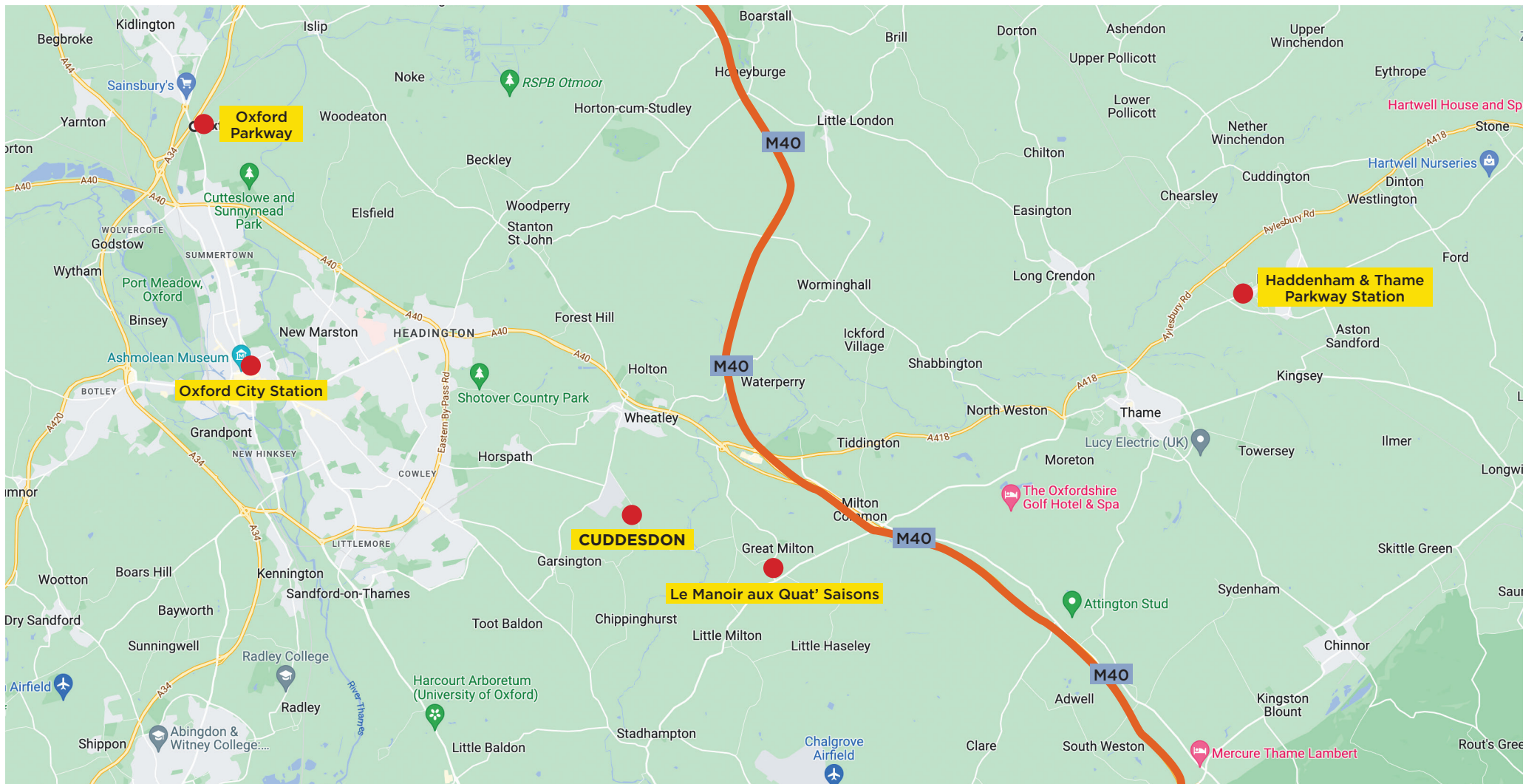
The plot is serviced and has water, gas and electric spurs to it. Interested parties are advised to make their own enquiries to the supply companies in respect to their specific requirements in terms of the ability to connect and confirmation of sufficient capacities.

#### VIEWINGS

Viewings by appointment only – please contact Savills to arrange. Please note that appropriate footwear



**Please note** that the floor areas have been approximated and Savills cannot be held liable for their accuracy. We recommend that parties satisfy themselves as to the Gross internal floor areas.



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