



Parsonage Farm Barns

The Green, Marsh Baldon, Oxfordshire, OX44 9LJ

Freehold



Substantial period barns, listed Grade II, in this unrivalled position on the edge of the green with planning consent to convert to residential

Barn 1: kitchen/hall • reception room • 3 bedrooms (2 with en suite shower rooms) • family bathroom • utility cloakroom

Barn 2: kitchen/living room • bedroom 1 with en suite bathroom & dressing room • bedroom 2 with en suite shower room

Gardens and grounds in all about 0.67 acres

Distances

Oxford 6 miles, Abingdon 8 miles, Didcot mainline train station 8 miles (all mileages are approximate)

Directions

From the A4074 towards Henley on Thames. Pass through Nuneham Courtenay and, towards the end of the village, take the left hand turning signposted “The Baldons”. On entering Marsh Baldon pass the green on your right and then take the road around the side of the green, passing the village school, and Parsonage Farm Barns will be seen at the end on the left.

Situation

Parsonage Farm Barns are situated in a magical setting on the edge of the Green in the sought after village of Marsh Baldon. Lying approximately 6 miles south of Oxford, it is a “history book” village, centred around the 24 acre gated village Green which is believed to be the largest in the country, and it is where the local cricket club play in the summer. Local amenities include The Seven

Stars, a community owned and managed public house, a primary school and the parish church.

Communications are good with easy access to the M40 and M4 motorways to London. Didcot mainline station is approximately 8 miles away, with a regular service to London Paddington, with an approximate journey time of 40 minutes. The location is convenient for many well-known schools including those in Oxford and Abingdon.

Description

The Parsonage Farm Barns are situated in the north east corner of the Green to the side of the Farmhouse. Believed to date from the 17th Century, they comprise two substantial attached barns which are timber framed on stone and brick plinths. Planning and Listed building consent (P18/S4171/FUL and P18/S4172/LB) was granted on 3 April 2019. The plans show two dwellings with 3 and 2 bedrooms with 2,281 sq ft and 818 sq ft respectively. The proposed accommodation is shown





within this brochure. Alternatively, there may be scope to create a single dwelling subject to the appropriate consents.

General Remarks and Stipulations

Tenure

Freehold with vacant possession on completion.

Services

Mains gas, electricity, water and drainage are available subject to the utility companies charges.

Local Authority

South Oxfordshire District Council
01491 835351.

Viewing

Strictly by appointment with Savills.

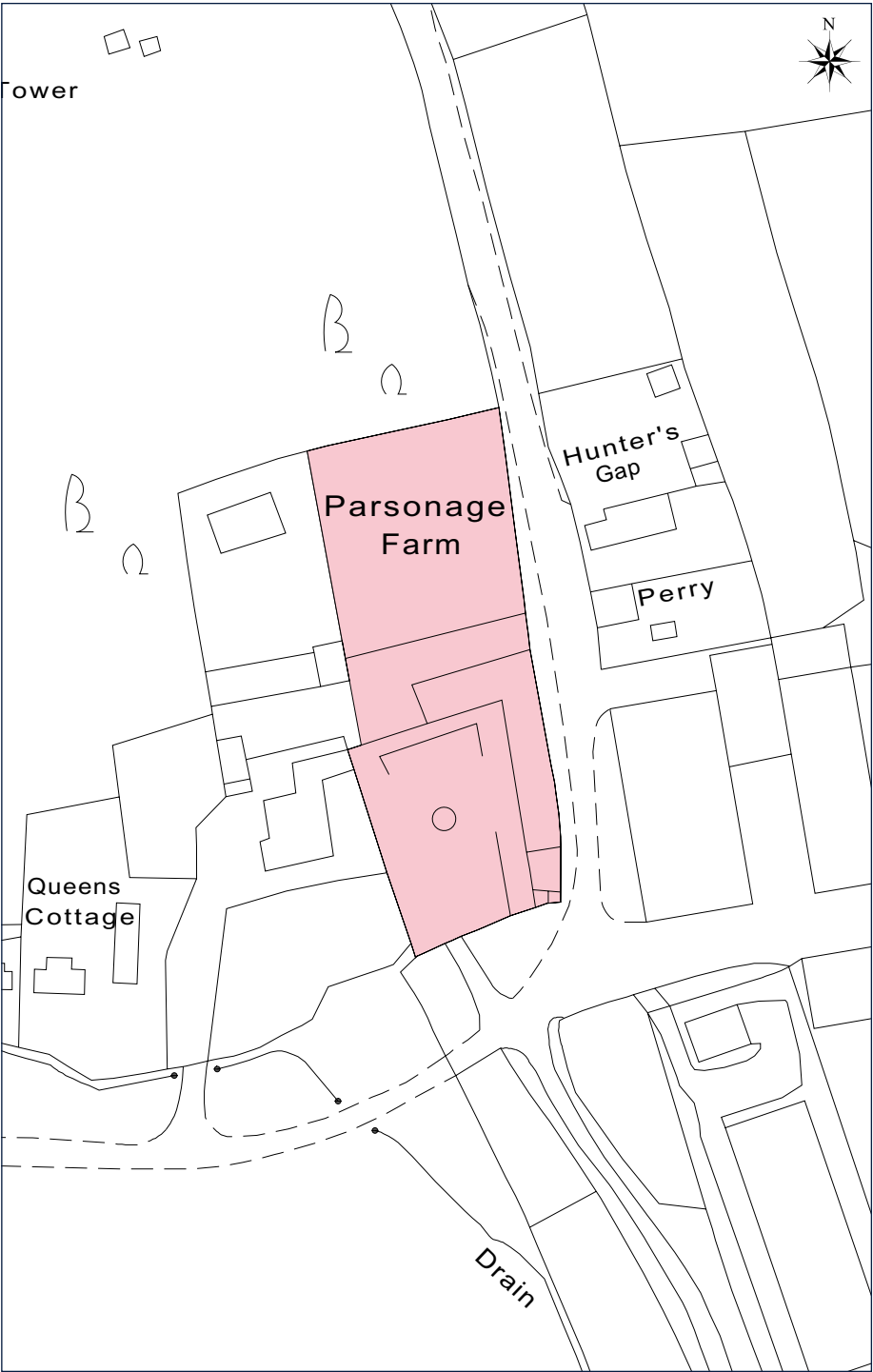
Agents Notice

Buyer will be covenanted not to be a nuisance to the retained land and to convert the barns to no more than 2 dwellings.

Access will be granted from the highway with obligations to contribute to repairs on a user basis.

Reservations

A right of way will be reserved to the vendor for the retained land across the western edge of the site with an obligation to contribute to repairs on a user basis. In addition, a right will be reserved to discharge through drains on the site.



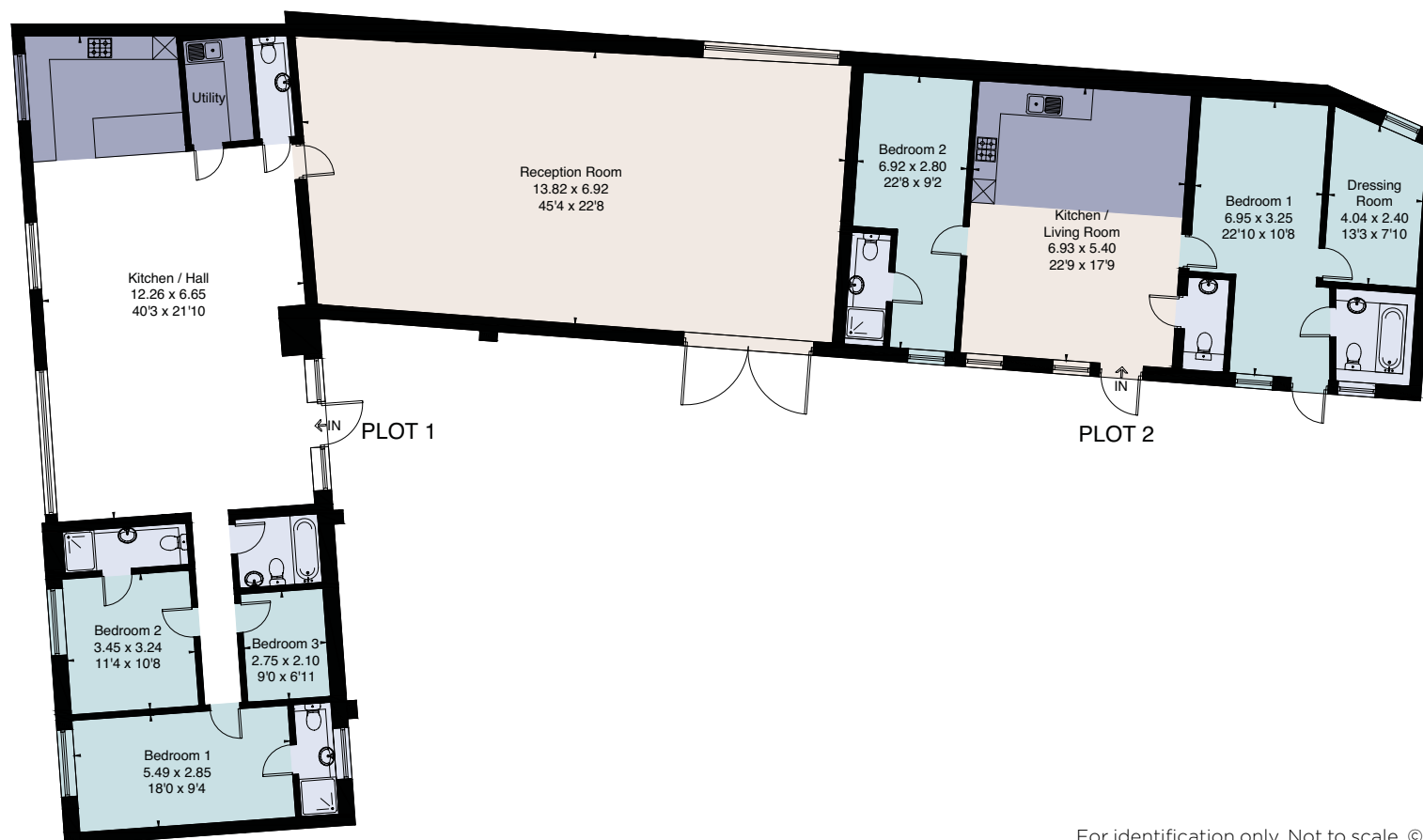
Parsonage Farm Barns
Gross internal area (approx)
Plot 1 212 sq m / 2281 sq ft
Plot 2 76 sq m / 818 sq ft
Total 288 sq m / 3099 sq ft



savills

savills.co.uk

Huw Warren
Savills Summertown
01865 339704
HWarren@savills.com



For identification only. Not to scale. © 19/10/31 HW

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by wordperfectprint.com. Photographs taken and brochure prepared October 2019.

