

# NORTHCOURT FARM

MARSH LANE • CLANFIELD • OXFORDSHIRE • OX18 2RQ



Period property with planning permission to extend and extensive outbuildings offering scope for numerous uses and potential development (subject to relevant consents) gardens and paddocks

Hall ♦ sitting room ♦ dining room ♦ kitchen/breakfast room ♦ snug/bedroom 6 ♦ 5 bedrooms ♦ 2 bath/shower rooms

Planning permission to reconfigure & extend (incl. new kitchen, 2 bedrooms, bathroom and 1 bed ground floor annexe)

Extensive outbuildings including:- Listed Dovecote  
2 workshops ♦ Dutch barn ♦ 3 further barns ♦ Stable block with 4 loose boxes ♦ Stable block with 6 loose boxes  
Tack & store rooms

Post and rail paddocks

In all about 4.5 acres

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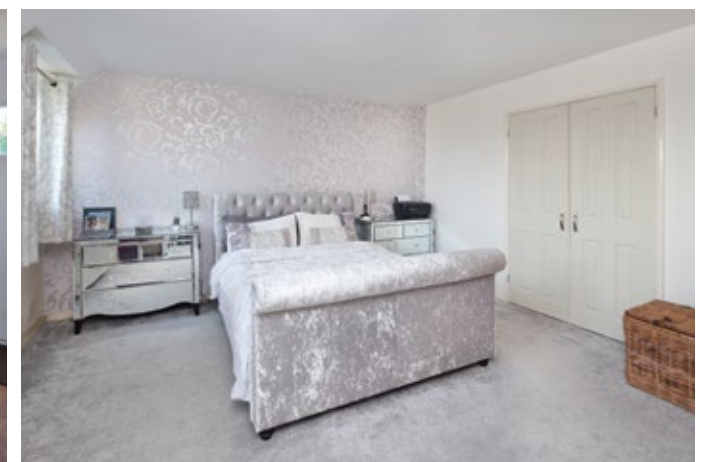
Distances: Faringdon 4.5 miles, Witney 7.5 miles, Burford 8.5 miles, Swindon 17 miles, Oxford 20 miles, Didcot Parkway 22 miles (London Paddington about 50 mins)

## DIRECTIONS

From the market town of Bampton take the A4095 to Clanfield. Just as you arrive in the village turn left in to Marsh Lane and Northcourt Farm is found a short distance along on the right.

## LOCATION

Clanfield is a substantial village surrounded by the open west Oxfordshire countryside. The village comprises a blend of period, stone cottages and houses and a mixture of more modern dwellings. Within the village are a shop/post office, primary school, a well-respected hotel/restaurant and a public house. More extensive amenities are found in the Faringdon (including Tesco and Waitrose supermarkets), Burford and Witney.



There is a good choice of schools, both state and private in the area. Independent schools include St Hughes, Buckland and Cokethorpe (near Witney) as well as the numerous well regarded ones in Abingdon and Oxford.

## DESCRIPTION

Situated at the edge of the village with pretty views over the surrounding countryside, Northcourt Farm is a detached period property which has evolved over the years. Constructed of local stone beneath a part tile, part slate roof it is believed to have originally been a terrace of farm workers cottages. Accommodation today combines character and practical modern living. On the ground floor is a sitting room with inglenook fireplace and wood burner, dining room, kitchen with door to garden and walk in pantry. There is also a utility room and snug/study which is currently used as a bedroom. On the first floor are three double bedrooms, two single bedrooms, a family bathroom and separate shower room.

Planning permission (15/03042/FUL) has been granted to convert the attached adjacent outbuildings to provide a large new kitchen and utility room, a ground floor 1 bedroom annexe and on the first floor two further bedrooms and a bathroom.

Outside there is a walled garden to the front of the property with former fruit and vegetable gardens. To the rear there is a terrace accessed from the kitchen, lawns and fruit trees and a foot path leads to the larger yard, which gated, has ample off road parking.

## OUTBUILDINGS & GROUNDS

To the rear of the property is a beautiful Dovecote, dating to the late 17th century which would have been part of the original yard. Constructed of limestone with angle quoins, a stone slate roof with pyramidal-capped lantern, the building is Listed grade II. With two floors, the Dovecote offers scope for alternative uses such as office from home, play/hobby rooms or ancillary accommodation (subject to relevant consents).

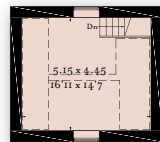
The yard itself comprises several former agricultural buildings and stable blocks. There is a large open Dutch barn with lean to enclosed barn to one side and general purpose agricultural barns to the other side. There is another workshop outbuilding and two stable blocks one with 4 loose boxes and another with 6 loose boxes a tack room and store. There is electricity and water to all the buildings (tbc).

These versatile outbuildings offer huge potential and a multitude of possible uses. From their more usual livestock and small holding use there is scope for garaging and storage and possible change of use to either commercial or residential, such as holiday lets or even separate dwellings, subject to relevant consents.

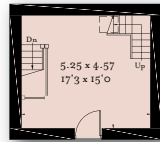
Beyond the outbuildings there are level post and rail paddocks with mains water supply.



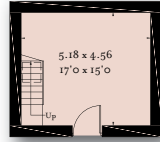
 - Reduced headroom below 1.5m / 5'0"



DOVECOTE - SECOND FLOOR

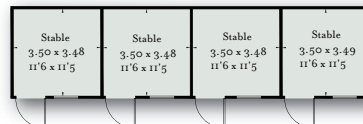


DOVECOTE - FIRST FLOOR

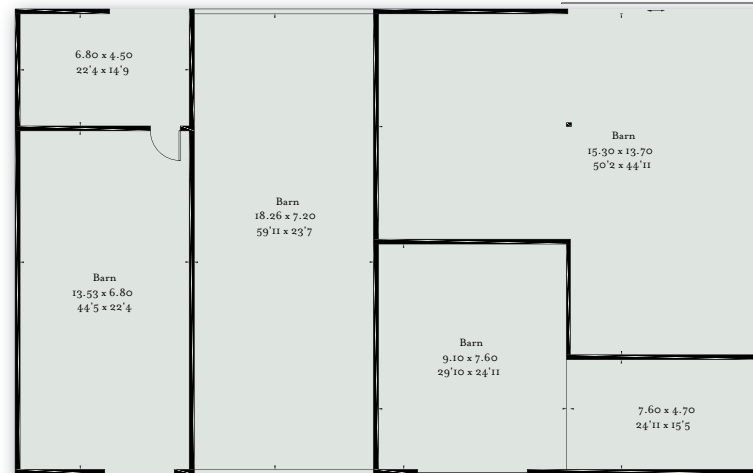


DOVECOTE - GROUND FLOOR

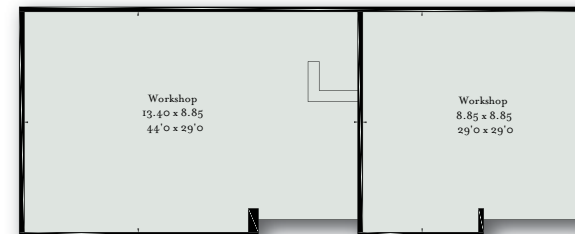
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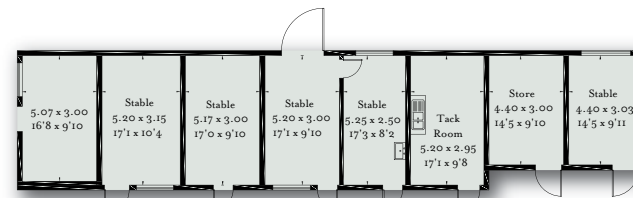
OUTBUILDING  
(Not Shown In Actual Location / Orientation)



OUTBUILDING  
(Not Shown In Actual Location / Orientation)



OUTBUILDING  
(Not Shown In Actual Location / Orientation)



OUTBUILDING  
(Not Shown In Actual Location / Orientation)

Outbuildings =  
Gross Internal Area (approx)  
732.4 sq m / 7884 sq ft (excluding Open Barn)

For identification only. Not to scale.  
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# FLOOR PLANS

Gross Internal Area (approx)

Existing: Farmhouse = 191.5 sq m / 2061 sq ft

Stores = 52 sq m / 560 sq ft

Proposed: 338.3 sq m / 3641sq ft (Excluding Void)

For identification only. Not to scale.

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## EXISTING

**GROUND FLOOR**

Store 4.75 x 3.59  
15'7" x 11'9"

Store 4.75 x 3.59  
15'7" x 11'9"

Store 9.80 x 3.58  
32'2" x 11'9"

Utility 2.38 x 2.31  
7'10" x 7'7"

Snug/Bedroom 6 3.59 x 3.38  
11'9" x 11'1"

Kitchen 5.32 x 3.37  
17'5" x 11'1"

Dining Room 3.67 x 3.39  
12'0" x 11'1"

Sitting Room 5.02 x 4.32  
16'6" x 14'2"

## FIRST FLOOR

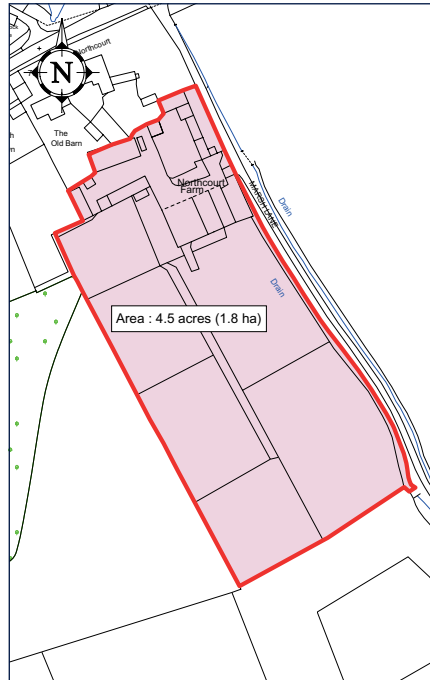
Bedroom 1 4.27 x 4.11  
14'0" x 13'6"

Bedroom 2 3.38 x 2.95  
11'1" x 9'8"

Bedroom 3 3.52 x 3.09  
11'7" x 10'2"

Bedroom 4 3.36 x 2.13  
11'0" x 7'0"

Bedroom 5 2.76 x 2.43  
9'1" x 8'0"



## PROPOSED

**GROUND FLOOR**

Lounge / Kitchenette 5.15 x 4.85  
16'11" x 15'11"

Bedroom 4.85 x 2.75  
15'11" x 9'0"

Utility

Hallway

Kitchen / Dining Room 9.90 x 5.15  
32'6" x 16'11"

Family Room 3.60 x 3.30  
11'10" x 10'10"

Living Room 4.95 x 4.40  
16'3" x 14'5"

Reception

Hallway

**FIRST FLOOR**

Bedroom 1 4.65 x 4.00  
15'3" x 13'1"

Bedroom 2 4.0 x 2.15  
13'2" x 7'1"

Bedroom 3 3.30 x 2.75  
10'10" x 9'0"

Bedroom 4 3.70 x 3.60  
12'2" x 11'10"

Bedroom 5 3.75 x 3.00  
12'4" x 9'10"

Bedroom 6 5.15 x 4.00  
16'11" x 13'1"

Void

## GENERAL REMARKS

**SERVICES** Mains electricity, water and drainage are connected to the property. LPG boiler supplies heating and hot water hot water. Electricity is supplied by solar panels.

## LOCAL AUTHORITIES

### DISTRICT COUNCIL

West Oxfordshire District Council, Council Office, Wood Green, Witney OX8 6NB Tel: (01993) 702941

### OXFORDSHIRE COUNTY COUNCIL

New Road, Oxford, OX1 1ND Tel: (01865) 792422

**VIEWING:** Strictly by appointment with Savills. Prior to making an appointment to view.

## FIXTURES, FITTINGS, ETC.:

Those items mentioned in these sale particulars are included in the freehold sale. The static caravan in the Dutch barn is also included in the sale. All other fixtures, fittings and furnishings are expressly excluded. Certain such items may be available by separate negotiation. NB. The integrated microwave in the kitchen is not in working order. Further information should be obtained from the selling agents.

## IMPORTANT NOTICE

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