

THE WALLED COTTAGE & DEVELOPMENT PLOT

8 CHURCH ROAD, WHEATLEY, OX33 1NB



savills

Unique Opportunity -
Period village property in walled gardens
and building plot with full planning for
separate dwelling

SITUATION

- ◆ Wheatley is a large popular village situated about 7 miles east of Oxford
- ◆ M40 (J8) about 2.5 miles
- ◆ Haddenham & Thame Parkway mainline station 9 miles (London Marylebone about 45 miles)
- ◆ Amenities include:- primary and secondary schools, sports centre, post office, doctors surgery, shops, several public houses and restaurants
- ◆ Regular bus services operate from the village to Oxford
- ◆ Thornhill Park & Ride, (about 2 miles) with regular bus services to London and the airports

DIRECTIONS (OX33 1NB)

On arriving in the village from the A40 turn right at the T junction on to Church Road, no 8, The Walled Cottage is found after a short distance on the left.

LOT 1 - MAIN HOUSE

- ◆ Listed Cottage 4/5 bedrooms
- ◆ 2/3 reception rooms
- ◆ utility room/ground floor shower room
- ◆ kitchen
- ◆ 2 bathrooms
- ◆ cellar
- ◆ period stone outbuilding with study above
- ◆ garage
- ◆ off road parking
- ◆ gardens (about 0.26 acres)



Floor Plans

Gross Internal Area (approx) = 178.2 sq m / 1918 sq ft

Cellar = 11.1 sq m / 119 sq ft

Garage = 19 sq m / 205 sq ft

Study & Garden Store = 33.8 sq m / 364 sq ft

Total = 242.1 sq m / 2606 sq ft



DESCRIPTION

- ◆ The Walled Cottage, 8 Church Road is located in a conservation area of the village
- ◆ GII Listed, with origins dating to 17th century and later additions, the property has evolved over the years
- ◆ Constructed of stone and brick render beneath a tiled roof, the property retains period features.
- ◆ Versatile accommodation currently offers kitchen with pantry, dining room, sitting room, hall/library, a ground floor shower room/utility room and cellar. Two separate staircases lead to 4/5 bedrooms and 2 bathrooms
- ◆ Stone outbuilding currently provides garden store area with a home office above.
- ◆ Garage. Current PP to replace with car port and parking to side.
- ◆ Mature sheltered gardens include a terrace area and well stocked herbaceous borders.
- ◆ The property has been in the same ownership for over 50 years and would benefit from some updating.
- ◆ Mains gas, electricity and drainage are connected. Mains gas central heating. Electric night storage to home office.



LOT 2 - DEVELOPMENT PLOT

- ◆ Development plot with full planning permission for 3 bedroom detached dwelling in part of the Walled Cottage garden (about 0.14 acres).
- ◆ South Oxfordshire District Council planning ref: P18/S1630/FUL
- ◆ The proposed new dwelling is a contemporary style of stone construction beneath zinc standing seam roof, with main accommodation being on one level and a substantial basement area for uses such as utility, gym, wine cellar and/or cinema room.
- ◆ No services are currently connected to the development plot

AGENTS NOTES

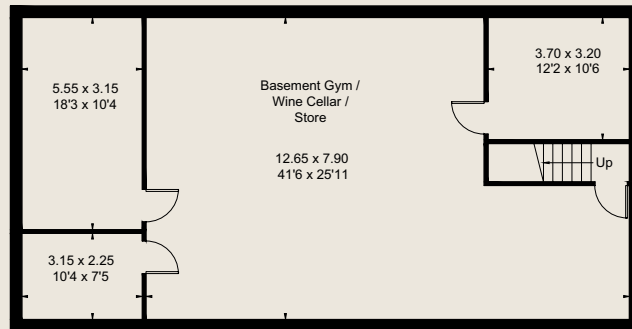
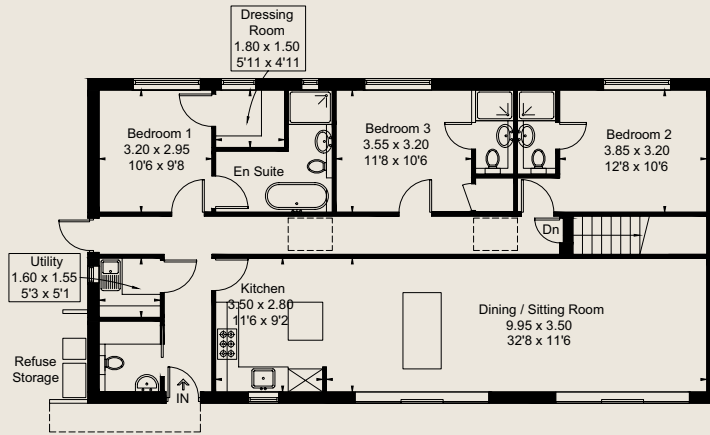
- ◆ The entrance driveway and gate to the property shall be jointly owned by both the Walled Cottage and the Plot at 8 Church Road. (see hatched area on plan)
- ◆ The new sliding gate, widened entrance and turning area, as described in the planning permission are conditions of planning and must be approved by the planning authorities prior to the occupation of the new dwelling.
- ◆ There will be a covenant on titles to both properties with regards to the shared ownership, maintenance and the requirement to keep access free at all times.
- ◆ The new boundary between the Walled Cottage and the plot is to be the ownership of the new dwelling.
- ◆ Any changes to planning and/or new fenestration must be agreed with the owner of The Walled Cottage.
- ◆ There will be a covenant in respect of new planting in the garden development plot restricting planting above 2.2 meters within 6 meters of the boundary with the Walled Cottage.
- ◆ The owner of the plot will be liable to pay the CIL (Community Infrastructure Levy) on commencement of the works, unless exemptions apply. Plot purchaser to satisfy themselves in this respect.
- ◆ Commencement of works to the new dwelling must be started within 1 year of completion of the sale and completed within 2 years of completion of the sale.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment with Savills.



Proposed New Dwelling
 Gross Internal Area (approx) = 125.6 sq m / 1352 sq ft
 Basement = 125.6 sq m / 1352 sq ft
 Total = 251.2 sq m / 2704 sq ft



IMPORTANT NOTICE

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