



An exciting development opportunity

Greystones, 113 Wheatley Road, Garsington, Oxford, OX44 9DR

Freehold



Entrance hall • sitting room • dining room • kitchen
• utility room • 2 bedrooms • bathroom • loft • separate
detached barn/outbuilding/workshop • gardens and
grounds of approximately 5.5 acres

Local Information

The pretty village of Garsington lies approximately 5 miles to the east of Oxford with many fine period houses and a parish church dating back to 1160. Immediate local amenities include a primary school, a public house, village hall, playing fields and a bus service to Oxford. Garsington is also well placed for road communications with access to junction 7 or 8 of the M40 and to the Oxford ring road providing easy access to a wide range of excellent schools.

Directions

From the Oxford ring road/ eastern bypass take the left turn signposted Horspath, just before the BMW mini plant. Proceed through Horspath village, bearing right at the green and proceed out of the village on the Cuddesdon Road. Arriving at the T junction at the top of the hill, turn right onto the Wheatley Road and proceed into Garsington village. Greystones will be seen further along as you enter into the village on the right hand side.

About this property

Greystones is an individual detached single storey property, believed to have been constructed in the early 1960s with a separate detached outbuilding/barn/workshop. The whole is set within grounds of approximately 5.5 acres.

We understand that consent was originally granted for the construction of the property with an agricultural occupancy restriction which has never been complied with or removed.

The property is in a dated condition and the outbuilding/barn/workshop is of mixed construction with no particular architectural merit. Both buildings are set back from the road but towards the front of the 5.5 acres.

The majority of the land stretches out in a long strip to the rear of the property and is surrounded by farmland. To the front and south side is an area of garden providing scope for further construction, (subject to obtaining all necessary consents).

Properties with this amount of land in this location with development potential (subject to obtaining all necessary planning consents) are rare to the market.

Services: All mains services connected.

Local Authority: South Oxfordshire District Council

Brochure prepared and photographs taken May 2021.

Tenure: Freehold

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.





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Approximate Area 109.7 sq m / 1181 sq ft

Outbuildings 144.1 sq m / 1551 sq ft

Total 253.8 sq m / 2732 sq ft

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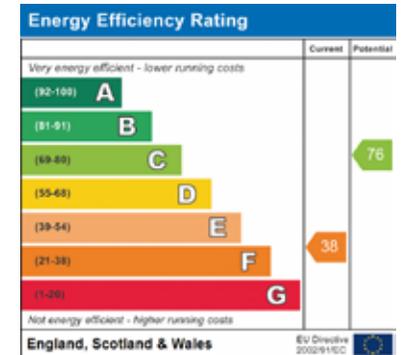


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Outbuildings
(Not Shown In Actual Location / Orientation)



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