

Hampton Poyle
Oxfordshire

Carter Jonas

FIELD BARN FARM
HAMPTON POYLE
OXFORDSHIRE OX5 2PY

A PERIOD FARMHOUSE WITH A RANGE OF USEFUL OUTBUILDINGS SET IN A TOTAL OF 13.07 ACRES OF LAND JUST TO THE NORTH OF OXFORD

- Four-bedroom farmhouse with attached stone barn
- Extensive range of stabling & additional outbuildings
- Attractive mature pasture land
- Private rural setting with long entrance drive



DESCRIPTION

Field Barn Farm presents a rare opportunity to acquire a renovated period farmhouse set within approx. 13.07 acres (5.29 hectares) of attractive pastureland and gardens in a highly private and rural setting on the edge of Oxford. Approached via a long private driveway and surrounded by its own land, the property enjoys far-reaching views across open countryside and an exceptional sense of seclusion.

The farmhouse has been sympathetically modernised to provide comfortable family accommodation while retaining its period character and charm. Adjoining the house is an impressive traditional stone barn, creating an attractive courtyard setting alongside an extensive range of stabling, agricultural buildings and ancillary outbuildings. A previous planning consent for the residential conversion of the attached stone barn to provide an extensive open plan kitchen/living space and four first floor bedrooms has now lapsed (application: 17/01560/F, dated 28th July 17), but offers scope to enlarge the residential accommodation and along with the significant collection of buildings offers flexibility for equestrian, lifestyle, storage or alternative uses, subject to the necessary consents.

Further improvements include a useful three-bay Dutch barn together with a number of former agricultural buildings, which provide additional ancillary accommodation and storage. The mature pastureland is located to the north and south of the farmhouse and extends to 10.47 acres. It is divided into two manageable grazing paddocks and bordered by established trees, mature hedgerows and post and wire fencing. Set over a level topography. part of the land has ridge and furrow features.

Field Barn Farm occupies a discreet position within the parish of Hampton Poyle, a hamlet lying just north of Oxford by the picturesque meadows of the River Cherwell. Despite its rural surroundings, the village enjoys excellent connectivity, with easy access to the A34, M40 and Oxford Parkway station, providing regular services to London Marylebone. It is home to the historic Church of St Mary and the well-regarded Bell at Hampton Poyle.

Oxford lies within easy reach and offers excellent cultural, educational and recreational amenities. The area is renowned for its exceptional schooling, including The Dragon School, Oxford High School, St Edward's School and Cherwell School.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

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Tenure: Freehold
Council tax: Band E
Mains water & electric are connected
Private drainage
LPG (Calor) gas-fired central heating

Wayleaves, Easements& Rights of Way: The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not.









Approximate Gross Internal Area 2356 sq ft - 219 sq m
(Excluding Outbuilding)
Ground Floor Area 1242 sq ft – 115 sq m
First Floor Area 957 sq ft – 89 sq m
Second Floor Area 157 sq ft – 15 sq m
Outbuilding Area 3444 sq ft – 320 sq m

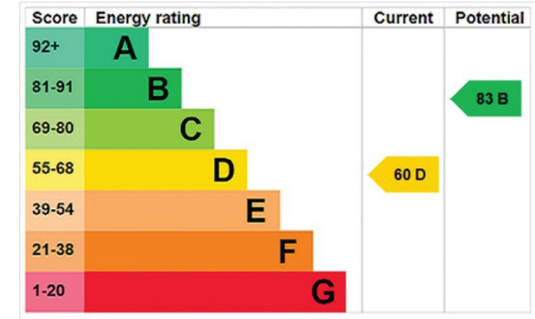


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