



Oakley Wood
Benson

Carter Jonas

THE CHERRIES OAKLEY WOOD, BENSON WALLINGFORD OX10 6QG

- Building Plot With Self-Build Planning Consent
- Consent To Build 6-Bed House circa 3,111 sq. ft
- Standing In Woodland Setting
- Current Property on Site with Self-Contained Annexe

DESCRIPTION

Self-build planning consent has been approved to build a six bedroom detached family home with an impressive open plan sitting/dining room and kitchen area, with a cosy snug, utility room and cloakroom. On the first floor there will be six bedrooms and four bathrooms. The new property would sit in landscaped gardens, with parking, a garage and car port.

The existing property occupies a mature plot with gardens and parking, and is of non-standard construction. It offers comfortable living accommodation with three bedrooms, sitting room, kitchen, bathroom, and a self-contained two bedroom annexe. This property could be comfortably enjoyed in its current form, and has mains electricity and water, and a private septic tank.

PLANNING DETAILS

South Oxfordshire District Council
Planning Application Number P25/S1158/FUL

LOCATION

Located in a semi-rural setting just off the A4130, well placed for easy access to Wallingford, Oxford, Reading and Henley-on-Thames. The transport links of the M40, A4074, and trains from Didcot or Cholsey, are close by, and there are excellent pubs and restaurants within a short drive. Oakley Wood is close to a number of popular private schools such as Cranford House for girls and Moulsoford for boys, Pangbourne College and the Oratory School in Reading. There are also excellent state schools nearby including Wallingford Secondary School, Didcot Girls School and St-Birinus (Didcot Boys), Fir Tree Junior School and Crowmarsh Gifford Church of England Primary School.

BUILDING PLOT IN 0.3 ACRES, NESTLED IN A WONDERFUL WOODLAND SETTING. PLANNING CONSENT HAS BEEN GRANTED TO BUILD YOUR OWN GRAND DESIGN.



FURTHER INFORMATION

Council tax band (existing): C

EPC rating (existing): E

Mains electricity and water connected

Private drainage

Mobile phone coverage and speeds can be checked here:

checker.ofcom.org.uk. Broadband and mobile speeds can

be checked here: checker.ofcom.org.uk.

The image on page one is CGI generated.

ADDITIONAL INFORMATION

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

Directions: OX10 6QG

what3words:///computers.yarn.immune



Ground Floor Area 1082 sq ft – 101 sq m
 First Floor Area 1740 sq ft – 162 sq m
 Garage Area 289 sq ft – 27 sq m
**Approximate Gross Internal Area 3111 sq ft - 290 sq m
 (Including Garage)**



Ground Floor



First Floor



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Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Oxford 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

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