



Bridge Farm

| Lower Arccott, Oxfordshire

| Carter Jonas

Bridge Farm
Lower Arncott
Bicester
OX25 1QS

A private equipped holding with a three-bedroom farmhouse, range of buildings and adjoining pasture.

Bridge Farm comprises a spacious three-bedroom farmhouse, range of agricultural and commercial buildings and extensive pasture all located between Lower Arncott and Ambrosden.

The southerly part of the property offers future development potential with part sitting within the curtilage of the village.

In all extending to 134.79 acres (54.55 ha).

For sale by private treaty as a whole.

Carter Jonas



Location
Bridge Farm is situated conveniently between the villages of Lower Arncott and Ambrosden and is set back from the road via a private gated driveway off Palmer Avenue.

Communications in the area are excellent with good transport links to the M40, A41 and A34 allowing direct access to Oxford, Aylesbury and London. A mainline railway service to London Paddington is available from Bicester Village (3.3 miles).

Amenities
Lower Arncott provides local amenities such as a village shop, community hall, village public house and recreation park.

Bicester (4 miles) provides social, recreational and educational facilities including food shops, restaurants, pubs and cafes, as well as both primary and secondary schools.



Farmhouse

Bridge Farmhouse is a spacious red brick built, three-bedroom farmhouse extending to approximately 1,983 sq.ft. To the ground floor is a sizeable kitchen / dining room, living room and w/c. To the first floor are 3 well-appointed bedrooms, with a family bathroom and dressing room. Internally the property is finished to a good standard.

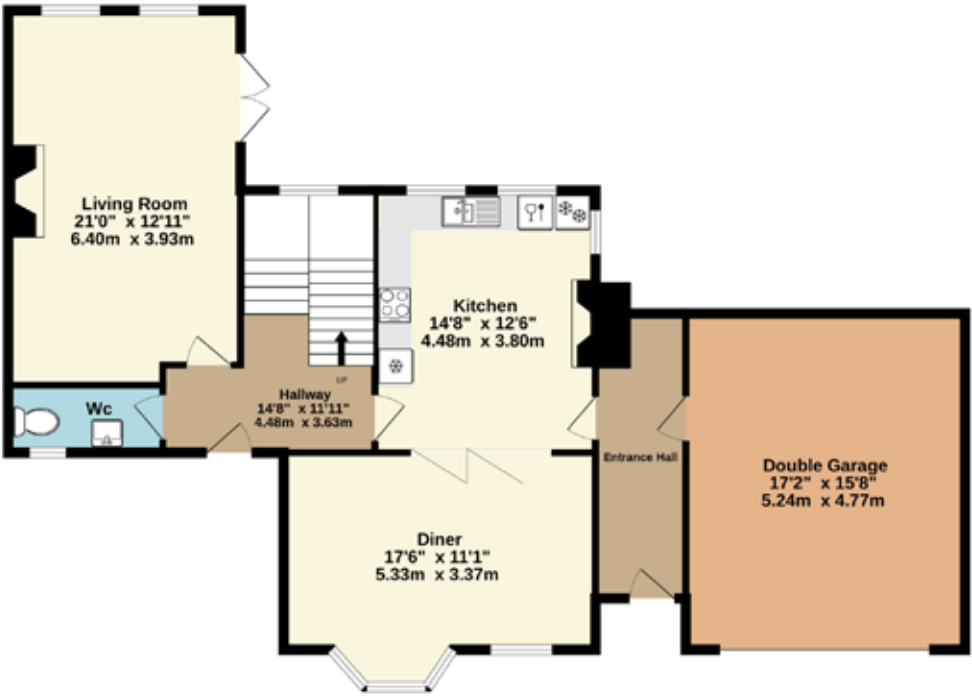
The farmhouse benefits from double glazing throughout, a double garage and its own private, well-kept garden with raised vegetable beds and mature planting. The house is set apart from the buildings in its own residential plot.



Floor plan

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Approximate Area:
1983 Sq ft / 184.2 Sq m



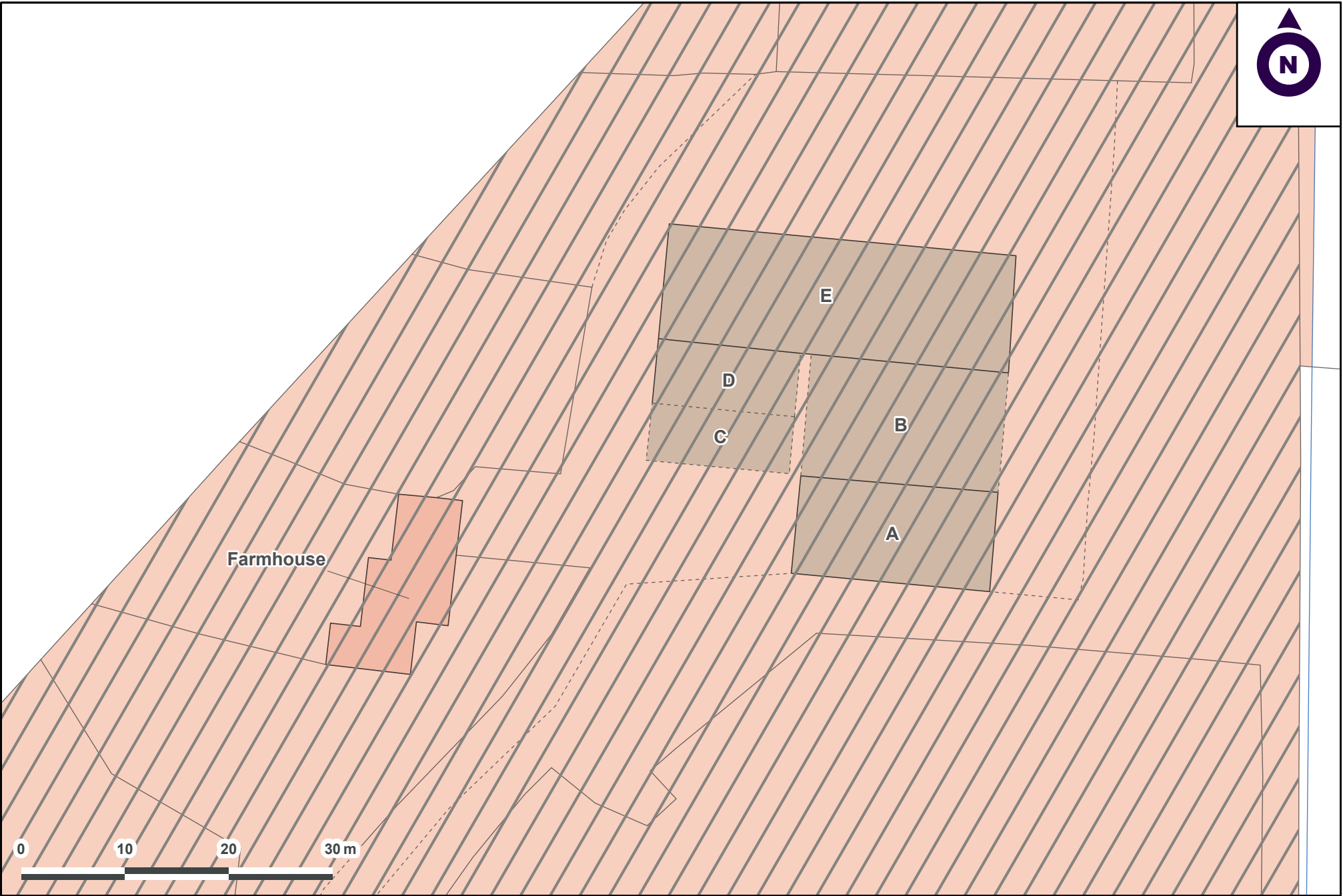
For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Buildings

Benefitting from extensive buildings providing excess 7,300 sq.ft. of accommodation including, but not limited to concrete framed and tin sheet clad barn (A), metal framed Dutch barn (B) and a concrete portal framed shed with timber supports and a 3-phase electricity connection.

The buildings mainly have concrete flooring and provide excellent scope for alternative uses subject to planning. An area of grass and hardstanding surrounds the buildings.

A portion of the buildings are let out on storage agreements. Further details are available on request.



Land

The majority of the farmland lies to the north of the yard and farmhouse with access available through the farmyard, via Horse Shoe Lane, Ambrosden and off Ploughley Road.

Extending to about 128 acres (52 ha) of permanent pasture the River Ray bisects the property with access to the north via a concrete bridge.

Classified as being grade 4 with slowly permeable, slightly acid but base-rich loamy and clayey soils, the land is subject to a Sustainable Farming Incentive (SFI) agreement. Further details are available on request.



Method of Sale

For sale by private treaty as a whole.

Tenure & possession

The property is offered freehold with completion subject to the unexpired term of the existing tenancy agreements.

Designations

The property is within a SSSI Impact Risk Zone .

Overage

It is anticipated that an overage will be placed on the land hatched grey on disposal and purchasers should give consideration to this, and make suggestions in any approach.

Services

The property has mains water and electricity supplies. The house runs from main oil-fired central heating. For broadband and mobile connectivity please make your own enquiries and refer to <https://checker.ofcom.org.uk/>

MOD Bicester

Purchasers should note that the property is located approximately 1 mile west from the MOD Bicester (Site A) which is currently being considered as a site to provide accommodation to people seeking asylum. Further information on request.

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.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agents nor the vendor takes responsibility.

EPC Ratings

Farmhouse: D

Local Authority

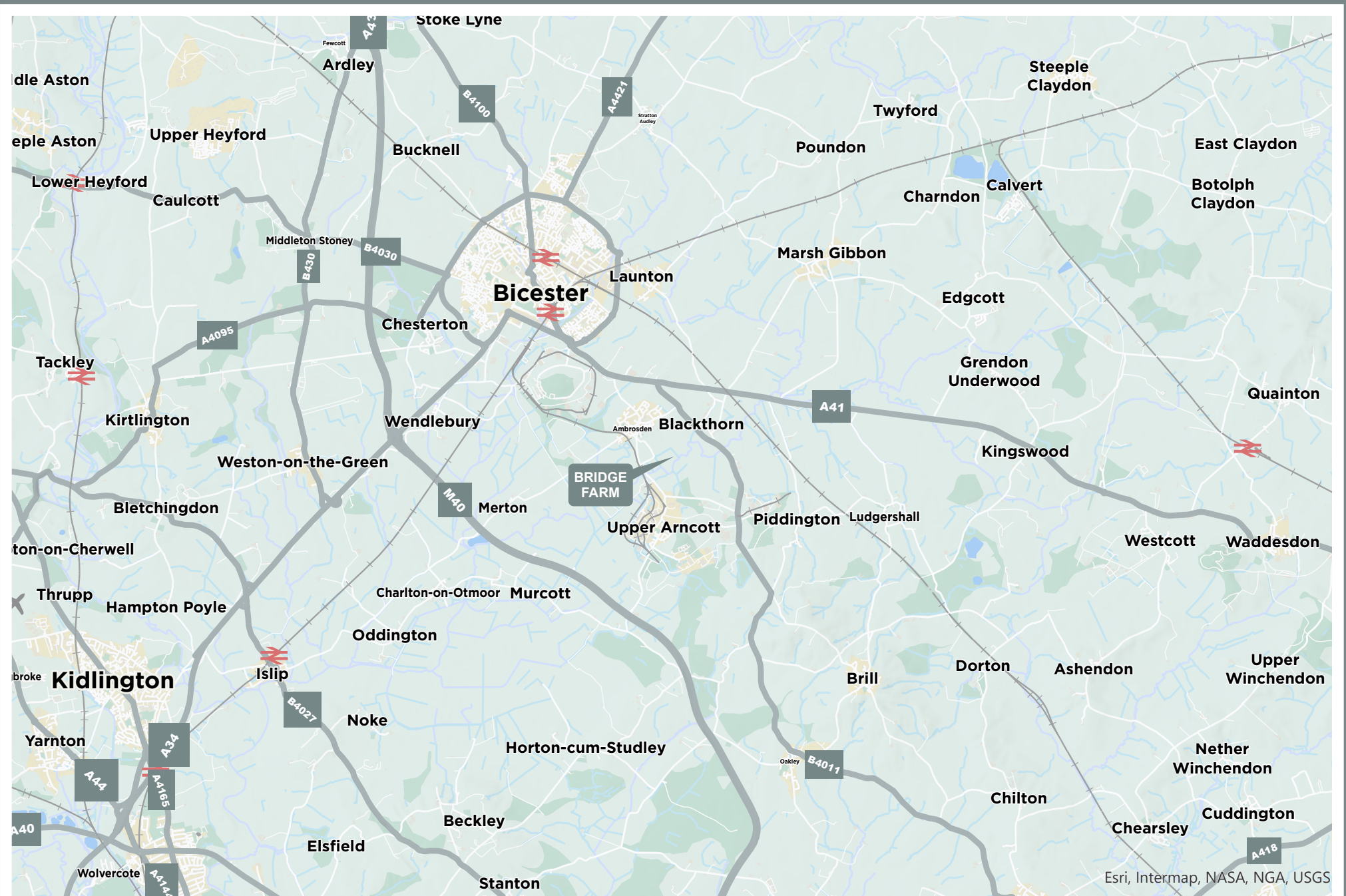
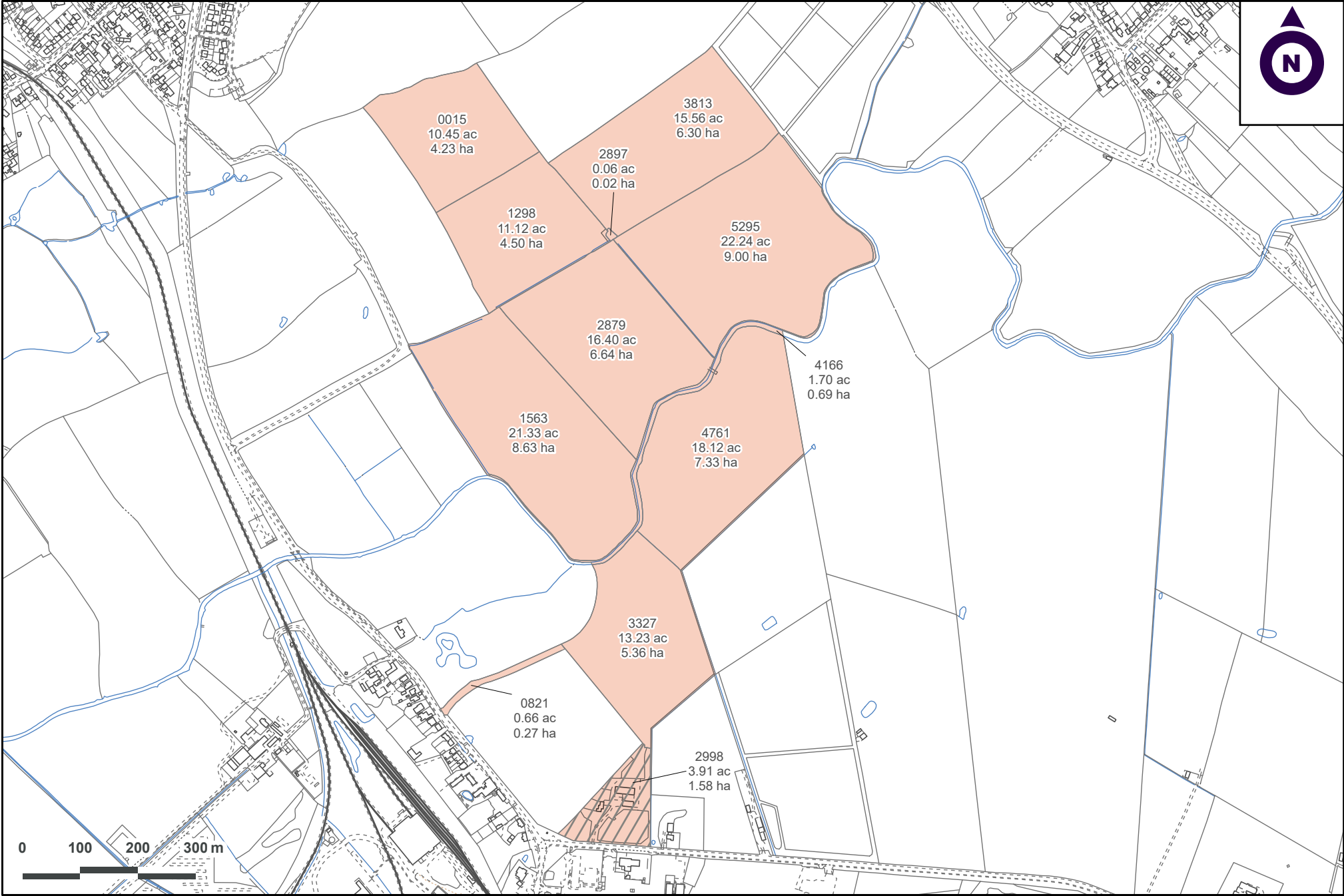
Cherwell District Council
www.cherwell.gov.uk

Viewings

Viewings are by appointment only by contacting the sole selling agents Carter Jonas.



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