



Oakley Wood Farm Oakley Wood

Benson, Wallingford, OX10 6QG

Guide price £800,000



Approx. 4 Acres land with 2 Cottages and Annex. Development opportunity with detailed planning about to be lodged.



Description

The plot contains 2 properties:

Cottage 1: a well presented 2 bedroom cottage, entry to kitchen breakfast room, living room, double bedroom, second double bedroom, Study with airing cupboard and shower room. Small front garden and parking area. Council tax band B, EPC: F not compliant for letting. Electric heating, septic tank.

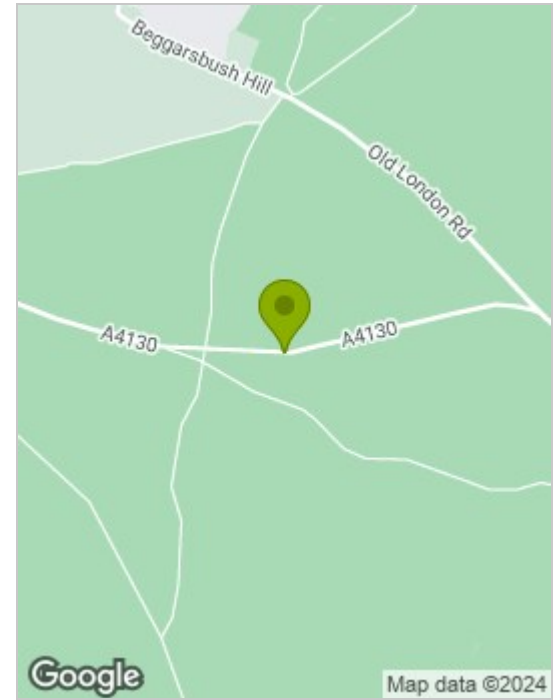
Cottage 2: a well presented 2 bedroom cottage with annex, large open plan living/kitchen/dining room, double bedroom with built in storage, second small double bedroom, bathroom with shower over bath. Annex with small kitchen, study, living room, shower room and bedroom. Large sunny gardens with plenty of parking. Council tax band C, EPC: F not compliant for letting, Electric heating, septic tank.

The cottages were built circa WW2 and due to their non-traditional construction, it is difficult to obtain a standard mortgage on the property therefore the buyer will need to investigate lending with someone financially qualified before putting forward an offer. Note that with planning approval in place, self-build loans are then available.

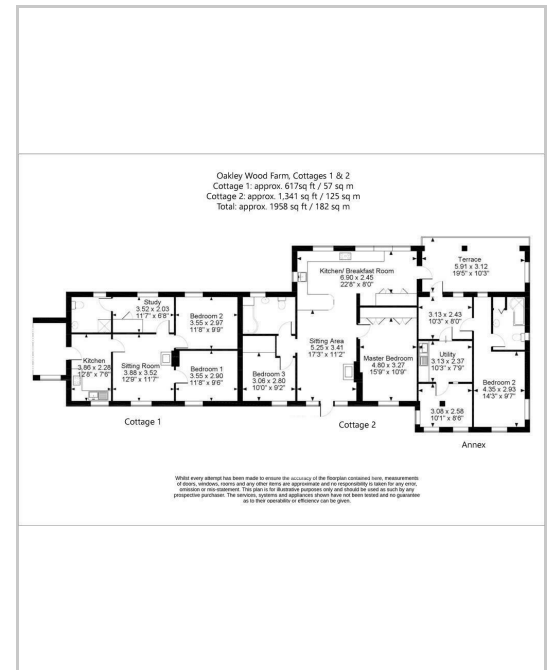
A detailed planning application is about to be lodged by the owner with more details to follow - currently the site is being sold without planning, with the view of planning being in place at the time of sale. Excellent opportunity for rural home development once planning is approved, considering its large field for horses or small holding livestock.

Wallingford town centre is also within a short drive, with its popular market place and local shops, café's, bars and restaurants along with Waitrose and nearby Lidl. Wallingford is located within easy access to the M4, M40 and A34, Harwell campus and mainline stations can be found at nearby Cholsey & Didcot.

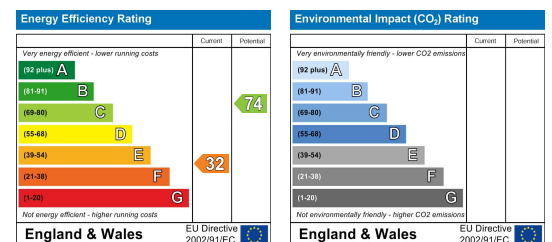
Area Map



Floor Plans



Energy Efficiency Graph



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