



The Old School House, Coleshill SN6 7PR

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OIEO £750,000

A Rare Opportunity to Buy a Property in the National Trust Village of Coleshill Oxfordshire

A Substantive Building of 257.84m² (2,776ft²) being a former Nursery with School House Attached

Generous Plot comprising 0.177 hectares (0.43 acres)

A planning decision is awaited following a recent application for a conversion to a 5 bedroom house.

The property lies to the eastern side of this pretty Cotswold Stone village on the Coleshill Estate between Faringdon and Highworth on the Oxfordshire and Wiltshire border.

The village enjoys a good cafe and local pub with excellent countryside walks over National Trust parkland and footpaths. The River Thames lies less than 4 miles to the north.



Good amenities and supermarkets are available in both the market towns of Faringdon and Highworth being only a few miles distant.

DESCRIPTION

The property comprises a 2 bedroom house, being historically the Headteacher's dwelling,

and a traditional, mainly stone built, school building being previously a Church of England Primary School and subsequently a private nursery. Both are now closed.

Extensive parking and gardens contained within stone and hedged boundaries.

To the rear of the School House is a small courtyard of traditionally built store rooms with adjoining single garage.

AREAS

The School House: 71.53m² (769ft²)

The School Building: 147.90m² (1591ft²)

Courtyard and Garage: 38.41m² (413ft²)

Total: 257.84m² (2,776ft²)

SERVICES

Mains drainage, water and gas.

Please note the agents have not tested the condition of the services and purchasers should satisfy themselves as to the condition and suitability for their use.

PLANNING

The property is in part residential and in part nursery use.

The village lies within the Vale of White Horse District Council area and is subject to policies in the current Local Plan 2031.

The site falls within the Coleshill Conservation Area but is not Listed on the Historic England Register.

The Vendors have submitted planning application P23/V2660/FUL for change of use to a single residential dwelling.

The application is to convert the property to a large 5 bedroom house with open plan kitchen, dining and sitting room together with

further sitting room, boot room and laundry room of some 262m² (2,824ft²).

<https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P23/V2660/FUL>

It is anticipated offers will be made on a subject to planning basis assuming the consent for this is granted.

NB. Measurements are scaled from architects' drawings and include restricted headroom to first floor areas.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E (41).



COVENANT

The property is subject to a covenant stating that if the school ceases to be used for educational purposes the site must remain residential. More details available from the agents.

DIRECTIONS

From Faringdon take the Highworth Road heading west. After about 3 miles you enter the village of Coleshill. The Old School House is the first property on the right hand side before descending into the village.

VIEWINGS

By appointment with the selling agents only please.

Contact: 01367 242422 REF: AJB/MC

INDICATIVE PLAN

Opposite is an indicative plan taken from the planning application showing the building layout and indicative garden design.



marriotts
property llp

Faringdon
9 Market Place
Faringdon
SN7 7HL

T: 01367 242422
E: farindon@marriotts.co.uk
W: www.marriotts.co.uk

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