



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

**Plot 2, Road Running Through Pyrton, Pyrton, OX49 5AN**



## SITUATION

Pyrton is a delightful village situated in the heart of the South Oxfordshire countryside and is within easy reach of Oxford with its wealth of museums, shops and restaurants and London via Junction 6 of the M40 (4.7 miles).

The charming market town of Watlington is a short drive away (2 miles distant) and provides a great range of local amenities. For a wider range of shopping and recreational facilities, Oxford, Henley-on-Thames and Reading are all easily accessible.

Communications in the area are excellent. For those commuting to London, there are good railway connections available from Haddenham & Thame Parkway, Didcot and High Wycombe. The Oxford Tube bus service stops at J6 of the M40, providing regular buses to Oxford and to London Marble Arch/Victoria. Buses to Heathrow and Gatwick are equally available from J6 of the M40.

There is also an excellent selection of preparatory and senior independent schools in the area.



A wonderful opportunity to acquire a residential building plot, extending to a third of an acre, with planning permission for a 2,745 sq ft dwelling and separate garage/store of 409 sqft, peacefully located within the sought after village of Pyrton and offering stunning countryside views.

## DESCRIPTION

We are delighted to offer for sale this very attractive residential building plot, extending to a third of an acre. It is situated in a sought after semi-rural location and enjoys superb views over the parkland grounds of Shirburn Castle

This beautifully located site, benefits from full planning permission for a substantial two storey, 4 bedroom dwelling with detached garage/store and large gardens, set back from the lane behind a low level brick and flint wall.

The ground floor accommodation provides; an entrance hall, drawing room, open plan kitchen/dining room, breakfast room, orangery, study, guest cloakroom and utility room. The first floor accommodation provides; four double bedrooms with either en-suite bathrooms or shower rooms and a separate laundry room.

There is also provision for a detached garage providing covered parking and a storage/office area with WC.

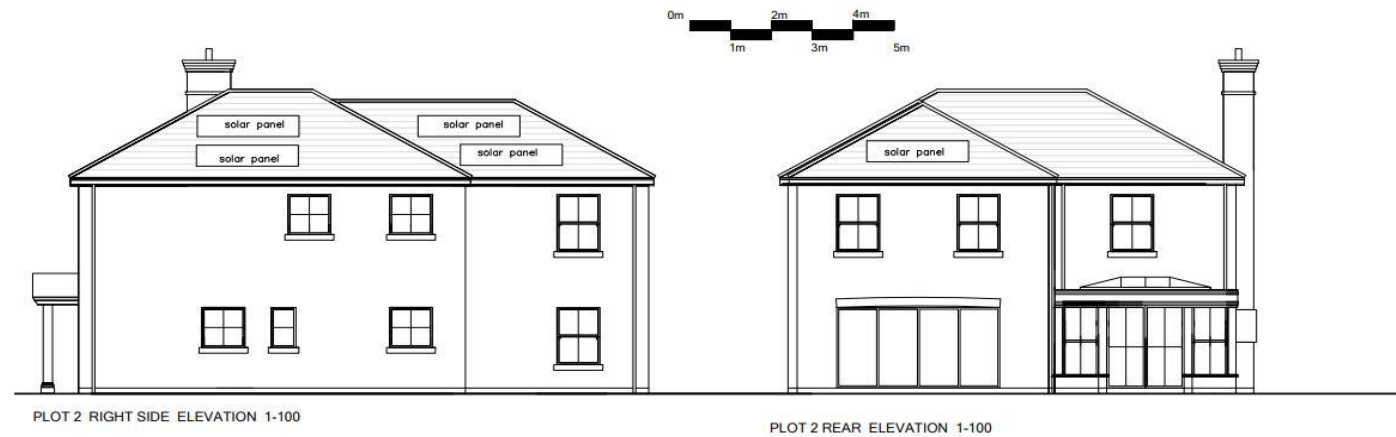
## PLANNING PERMISSION

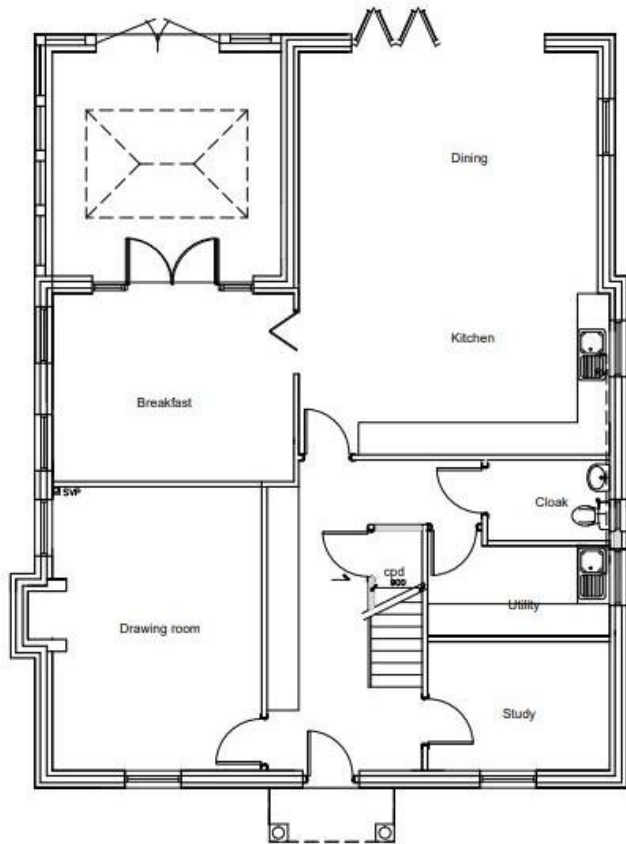
The planning permission for the site can be found on South Oxfordshire District Council's planning portal.

Application number P21/S0260/FUL.

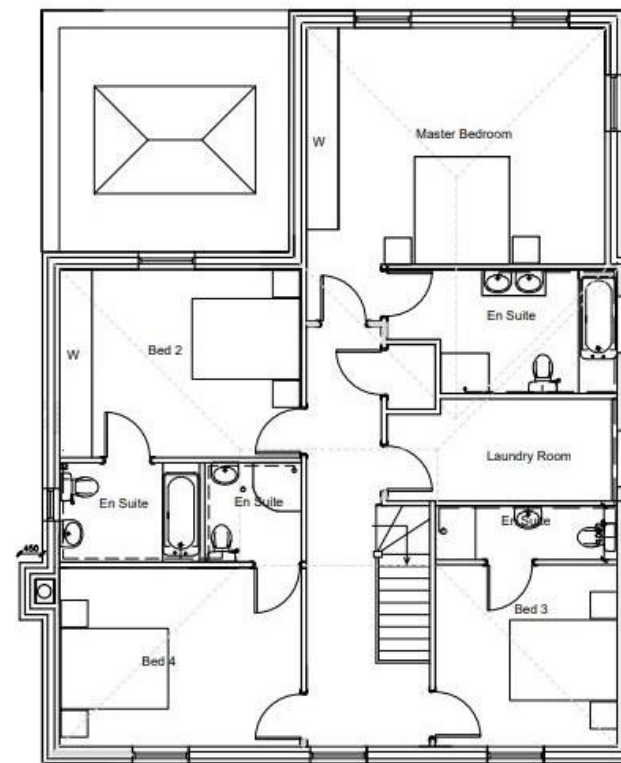
## SERVICES

Electricity, water and drainage will need to be connected.

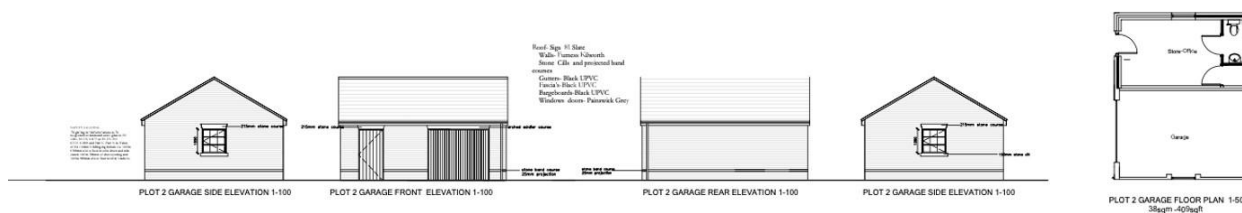




ROUND FLOOR PLAN 1-50 ( 137sqm- 1475 sqft)



PLOT 2 FIRST FLOOR PLAN 1-50 ( 118sqm-1270 sqft)



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

