



## TOWNSEND FARM

Waterperry, Oxford



# A RANGE OF 11 COTTAGES (GRADE II LISTED) SET WITHIN AN ATTRACTIVE COURTYARD.

Let on assured shorthold tenancies and producing an attractive rental income

## 2 Threshing Barn

212 sq m (2,277 sq ft) | 4 bedrooms | 2 bathrooms | Kitchen | Utility room | Reception room | Garage & Storage

## 3 The Steading

27 sq m (290 sq ft) | 1 Bedroom | Open plan Kitchen & Living area | Separate toilet & Shower room | Kitchen | Garage & Storage

## 4 The Arches

53 sq m (576 sq ft) | 1 Bedroom | Reception room | Kitchen | Separate toilet & Shower room

## 5 The Gallery

47 sq m (506 sq ft) | 1 Bedroom | Reception room | Kitchen | Separate toilet & Shower room

## 6 Byre (2)

58 sq m (623 sq ft) | 2 Bedrooms | Separate toilet & Shower room | Kitchen | Reception room

## 7 Byre (1)

42 sq m (449 sq ft) | 1 Bedroom | 1 Bathroom | Kitchen | Reception room

## 8 The Carriage House

92 sq m (986 sq ft) | 1 Bedroom | 1 Bathroom | Kitchen | Reception room

## 9 The Stables

55 sq m (589 sq ft) | 1 Bedroom | Separate toilet & Shower room | Kitchen | Reception room

## 10 Groom's Cottage

60 sq m (648 sq ft) | 1 Bedroom | Separate toilet & Shower room | Kitchen | Reception room

## 11 Shepherds

74 sq m (801 sq ft) | 2 Bedrooms | Separate toilet & Shower room | Kitchen | Reception room

## 12 Pear Tree Cottage

85 sq m (911 sq ft) | 2 Bedrooms | 2 Bathrooms | Kitchen & Utility | Reception room | Study

# THE PROPERTIES

The cottages have in the main been converted from traditional agricultural buildings, all let on Assured Shorthold Tenancies and vacant possession can be granted on sale if required. Information regarding tenancies and rents are available on request. The following schedule displays the cottages with accommodation is shown on the floorplans. Townsend Farm also has a good range of outbuildings providing flexible use for agricultural, equestrian or domestic purposes.

# OUTBUILDINGS

- 14 – A Leisure barn 22.6m x 7.9m (74ft x 25ft) with indoor pool)
- 15 – A grain store 27.5m x 11.9m (90ft x 39ft)
- 16 – A Multi purpose barn 27.9m x 7.4m (91ft x 24ft)
- 17 – An open fronted Dutch Barn 36.8m x 7.6m (12ft x 24ft)
- 18 – An Equestrian barn 32.2m x 12.5m (105ft x 41ft.)
- 8 – A Garage building attached 6.0m x 5.4m (19ft x 17ft)





## SITUATION

Townsend Farm is located just outside the village of Waterperry, about 8 miles from Oxford. The village is attractive with a pretty mix of architecture and is ideally placed for easy access to Oxford, the M40, Thame and Bicester. There is a very good selection of schools nearby including Headington, St Edwards, The Dragon and many others. The village is only 3 miles to the nearest junction of the M40 motorway providing fast access south to the M25 and London and north to the Midlands. It is 9.5 miles to Haddenham & Thame Parkway Station with trains to London Marylebone taking from about 38 minutes.

## DISTANCES

Thame 8 miles

Oxford 8.5 miles

Central London 51 miles

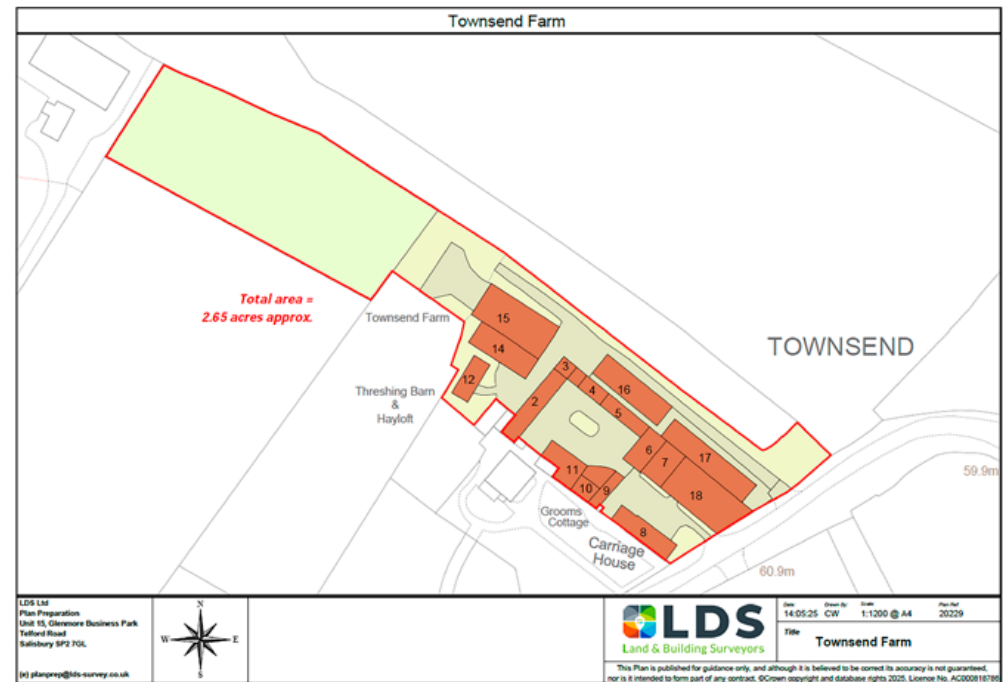
M40 (Jcn 8a) 3 miles

London Heathrow Airport 41 miles

Haddenham & Thame Parkway Station 9.5 miles

Trains to London Marylebone from about 38 minutes





## PROPERTY INFORMATION

### Plans, schedules and boundaries

The plans and schedules within these particulars are based on Ordnance Survey data and are provided for reference only. They are believed to be correct but accuracy is not guaranteed. The purchaser(s) shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

### Agri-environmental schemes

The farm is sold subject to an Entry Level Scheme. The purchasers will be required to comply with the terms of the Scheme, for the required period, and indemnify the vendor against any penalty or loss for non-compliance. Further details available on request.

### Council Tax Bands & EPC

Threshing Barn – Band F & EPC E

The Gallery – Band E & EPC C

The Arches – Band F & EPC C

Pear Tree Cottage – Band F & EPC F

Byre 1 – Band F & EPC E

Byre 2 – Band G & EPC E

Shepherds – Band D & EPC D

The Steading – Band E & EPC D

The Carriage House – Band G & EPC F

Grooms Cottage – Band E & EPC E

The Stables – Band G & EPC D

### Local Authority

South Oxfordshire District Council, Benson Lane,  
Crowmarsh Gifford, Wallingford, Oxon OX10 8ED.  
Tel: 01491 823000  
[www.southoxon.gov.uk](http://www.southoxon.gov.uk)

### Rights of way, wayleaves and easements

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

### VAT

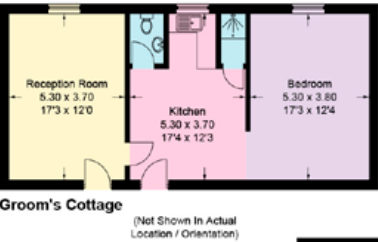
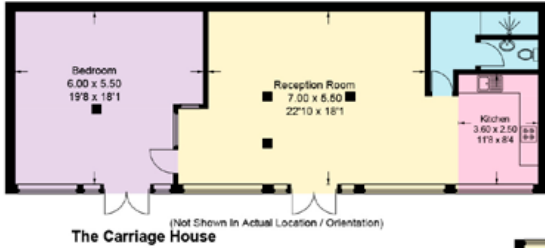
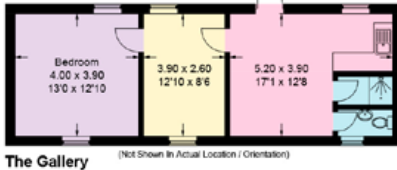
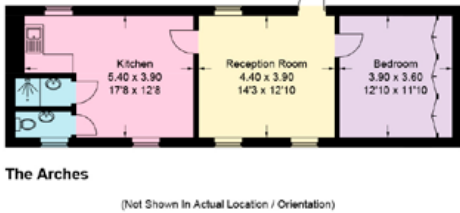
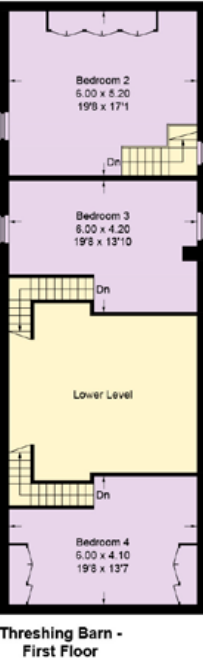
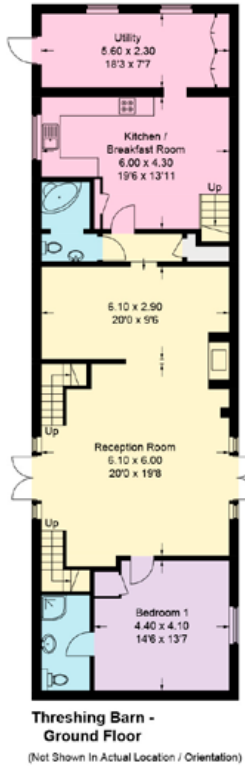
Should any sale or any other part of the farm or any right attached to it become a chargeable supply for the purposes of VAT, such tax will be payable by the purchaser(s) in addition to the contract price.

### Minerals, sporting and timber rights

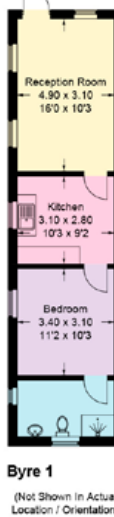
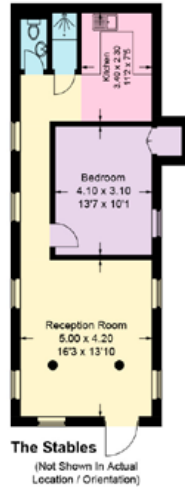
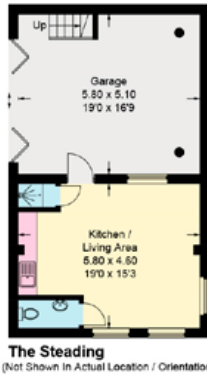
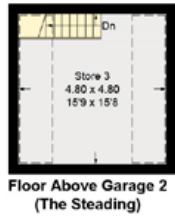
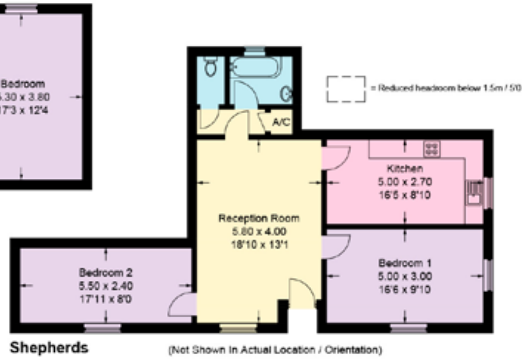
As far as they are owned, the mineral and sporting rights as well as standing timber are included in the freehold sale.



Approximate Gross Internal Area  
Threshing Barn = 212 sq m / 2,277 sq ft  
Garages / Stores = 53.1 sq m / 571 sq ft  
The Gallery = 47 sq m / 506 sq ft  
The Arches = 53 sq m / 576 sq ft  
Pear Tree Cottage = 85 sq m / 911 sq ft  
Byre 1 = 42 sq m / 449 sq ft  
Byre 2 = 58 sq m / 623 sq ft  
Shepherds = 74 sq m / 801 sq ft  
The Steading = 27 sq m / 290 sq ft  
The Carriage House = 92 sq m / 986 sq ft  
Groom's Cottage = 60 sq m / 648 sq ft  
The Stables = 55 sq m / 589 sq ft  
Total = 892.9 sq m / 9597 sq ft



## Townsend Farm



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted  
to tell you more.

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Your partners in property

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