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Tayler & Fletcher



Blackheath Farm
Milton-Under-Wychwood, OX7 6HX
Guide Price £3,000,000





Blackheath Farm

Milton-Under-Wychwood, OX7 6HX

Sitting in Circa 22.5 acres with stunning far reaching 365 degree views this Equestrian property offers a detached five bedroom farmhouse along with a separate two bedroom bungalow and detached double garage with annexe flat above. Equestrian facilities include stable yard, horse walker and outdoor arena.



LOCATION

Milton Under Wychwood has a wide range of local amenities including the award winning Hare public house, two village stores, post office, dental and veterinary surgeries, hairdressers, Bruern farm shop and cafe nearby, Rise & Flour bakery and cafe, Groves hardware store, and Virtue micro brewery. The adjoining village of Shipton-Under-Wychwood also provides a range of local amenities including a village shop and post office, petrol station, The Wychwood Inn, The Lamb Inn and The Crown Hotel. The village also has a primary school, village hall and doctors surgery. More extensive amenities in the nearby towns such as Burford, Chipping Norton and Stow. Central to the village is a green and play park. Daylesford and Soho Farmhouse are also conveniently located nearby. The area's larger commercial centres of Witney, Oxford and Cheltenham are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) from Charlbury and Kingham and a request stop in the village itself.

DESCRIPTION

A unique opportunity to acquire this Equestrian property comprising a five bedroom detached farmhouse with equestrian facilities, detached double garage with one bedroom flat above, separate two bedroom bungalow, various outbuildings including 14 stables, store rooms (which could be converted), tack room, outside WC and tractor barn/workshop. Externally the property offers a long driveway with ample parking and turning space, formal well stocked gardens. The main yard has 9 stables, backing onto a smaller yard of 5 stables. Green house and large potting shed with a vegetable patch to the side of the horse walker. The whole sits in approximately 22.5 acres of land sectioned off into paddocks.

ACCOMMODATION

The main property was constructed in 1999 of reclaimed stone under a tiled roof, with underfloor heating to ground floor and radiators to first floor via oil fired central heating. The property is double glazed throughout. The accommodation is spacious and arranged over two floors.

MAIN HOUSE

GROUND FLOOR

Glazed side entrance porch with tiled floor and door to

Utility Room - stone flag effect tiled floor, window to side, further door to

side, double fronted storage cupboard, range of units with stainless steel sink, consumer unit, plumbing for washing machine and space for tumble dryer.

Cloakroom - WC, basin, extractor fan, window to rear,

Snug - window to side and rear, wooden flooring.

Office - window to side and rear, wooden flooring.

Breakfast Kitchen - Reclaimed flag stone flooring, window to front and two to side, oil fired Aga, range of units and central island with electric hob, built in electric oven, extractor fan, glazed door to

Main Inner Entrance Hall - Stone effect stone tiled floor, oak stairs and oak and reclaimed wrought iron balustrade.

Dining Room - Window to rear, wooden flooring.

Sitting Room - Window to front, patio doors to rear, exposed stone chimney breast and wood burning stove, wooden flooring.

FIRST FLOOR

Galleried Landing - Window to front, built in storage cupboard, hatch to loft.

Family Bathroom - Window to rear, bath, separate shower, basin in vanity unit, WC, bidet, towel rail and radiator.

Bedroom 5 - Window to front, built in wardrobe and radiator.

Bedroom 3 - Window to side, radiator.

Principle Bedroom - Triple aspect with windows to sides, walk in wardrobe, radiators.

Ensuite Bathroom - Bath, separate shower cubicle, basin set in vanity unit, WC, radiator and towel rail.

Bedroom 4- Window to front, radiator.

Bedroom 2 - French doors and Juliet balcony to rear, built in wardrobes, radiator.

Ensuite - Shower cubicle, basin set in vanity unit, WC and towel rail.

DETACHED DOUBLE GARAGE & ANNEXE OVER

Garage with two electric up and over doors, power and light.

Flat - Accessed via front door and stairs rising to first floor land with storage cupboard.

Sitting/dining Room - 2 Velux windows to rear, wooden flooring.

Double Bedroom - 2 Velux windows to front.

Bathroom - Velux to rear, basin, WC and bath with shower over, radiator.

Kitchen - Fitted with a range of units, stainless steel sink unit, Velux window to front, electric oven and hob, under unit free standing fridge, and plumbing for washing machine.

DETACHED BUNGALOW

Hall - door to front, tiled floor, double door built in cupboard with consumer unit.

Bathroom - Separate shower cubicle, WC, basin in vanity unit, bath, window to front and radiator.

Cloakroom - Window to side, tiled floor, WC and basin.

Bedroom 1 - Wooden flooring, window to rear and radiator.

Bedroom 2- Wooden flooring, window to rear and radiator.

Kitchen - Window to front, range of units with electric oven and hob, extractor over, integral fridge freezer, tiled floor built in washer/dryer.

Sitting/Dining Room - Wooden flooring, window to front, patio doors to rear, radiator and door to hall.

GENERAL OUTSIDE

The property is approached via electric wrought iron gates and sweeping driveway leading to block paved parking area. There are formal well stocked gardens with patio area, large ornamental pond and, lawns and borders.

Gated access to the stable yard with 9 stables, tack room, small store room and outside WC.

Further area with 5 stables and store rooms which can be converted to further stables. Tractor barn/workshop.

Outdoor arena and circular horse walker. Water tower.

22.5 acres split into paddocks.

WAYLEAVES & EASEMENTS

The land is sold with the benefit of all rights of way (whether public or private), light, support, drainage, water supplies and other rights and obligations, easement, quasieasements and restrictive covenants and all wayleaves for poles, strays, cables, drains and water, gas and other pipes, whether referred to in the General Information, particulars or special conditions of the sale or otherwise subject to all outgoing or charges connected with or chargeable whether mentioned or not. There is a right of way over neighbouring land to give access to the water reservoir.

SERVICES

Mains electric. Oil fired central heating. Septic tank drainage. Private water supply.

HEALTH & SAFETY

For your own safety please do take care when walking the land. We do not take any responsibility for unattended inspections.

LOCAL AUTHORITY

West Oxfordshire District Council

Woodgreen

Witney

Oxfordshire

OX28 6NB

(Tel: 01993 861000)

www.westoxon.gov.uk

COUNCIL TAX

Blackheath Farm Council Tax band G. Rate Payable for 2024/2025 £3797.40

Garage Flat Council Tax Band A. Rate Payable for 2024/2025 £1518.96

Blackheath Farm Bungalow Council Tax Band D. Rate Payable for 2024/2025 £2278.44

COVENANTS

We are advised by the vendor that a limited amount of livestock can only be kept on the property and cannot be used for factory farming, or the breeding or supply of maggots.

VIEWING

Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.



Milton-under-Wychwood, Chipping Norton, OX7

Approximate Area = 3206 sq ft / 297.8 sq m

Annexe = 585 sq ft / 54.3 sq m

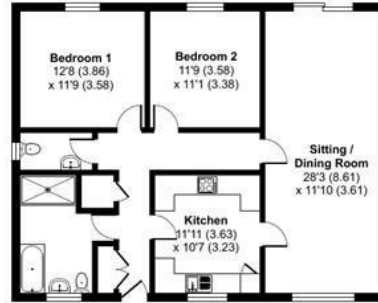
Bungalow = 1051 sq ft / 97.6 sq m

Garage = 600 sq ft / 55.7 sq m

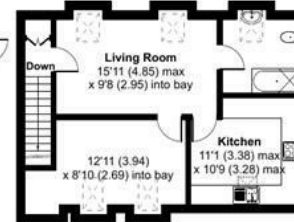
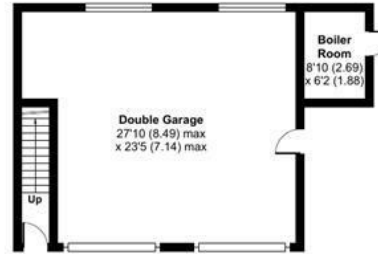
Boiler Room = 54 sq ft / 5 sq m

Total = 5496 sq ft / 510.5 sq m

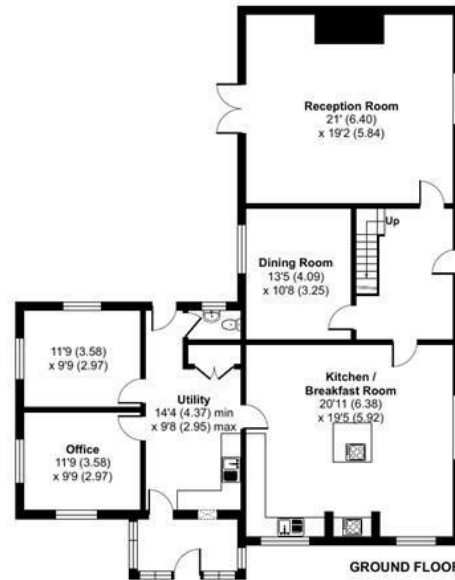
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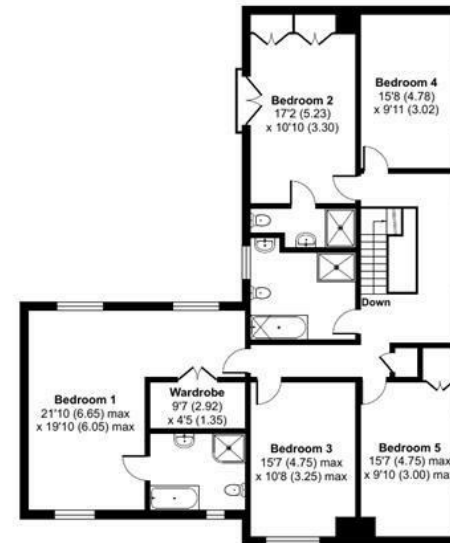
BUNGALOW



ANNEXE FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

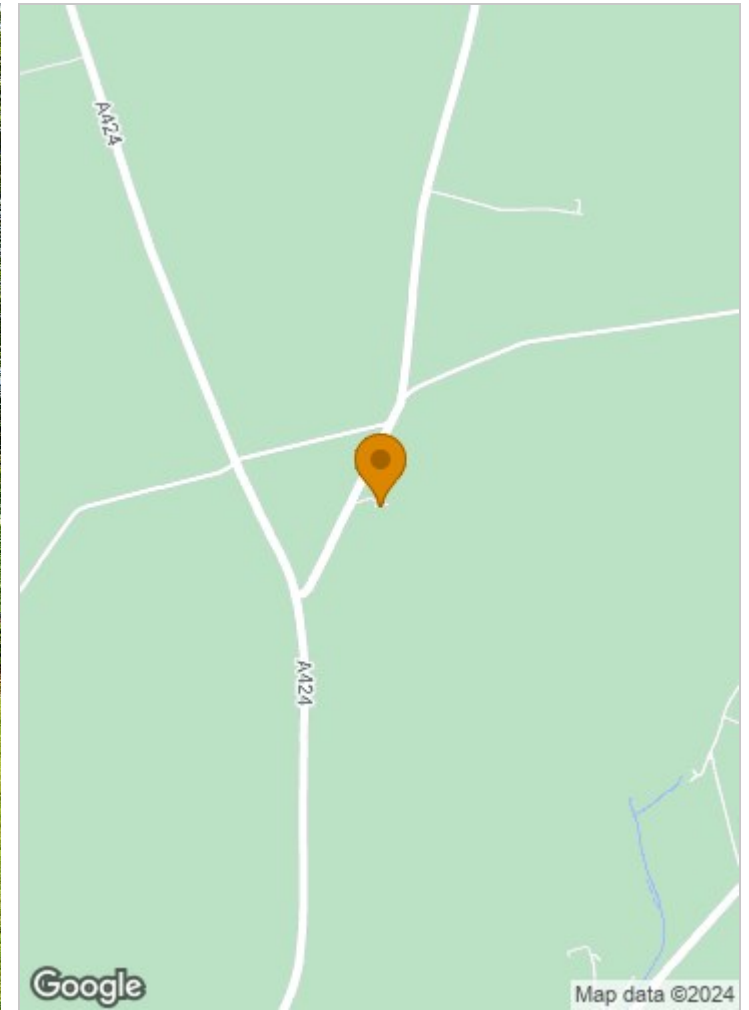


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Tayler & Fletcher. REF: 1126366

Site Plan



Location Map



Viewing

Please contact our Chipping Norton Sales Office on 01608 644344 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	