



A rare opportunity to purchase a property set on a combined plots in excess of 15 acres, with huge potential in such an enviable location. The possibilities are endless, and the end result could fulfill your dreams.

A former working farm in wonderful open countryside just 6 miles from Bicester - Comprising of a 2 bedroom detached house of c.1,000 sq ft plus c.11,000 sq ft of agricultural buildings on 4.4 acres, and a further 10.9 acres of arable land included -

With huge potential for single or multiple dwelling development, subject to consent.

Fewcott and Ardley are a pair of linked villages on the Northern edge of Oxfordshire. Their history dates back to the 12th century and evidence of their origins can still be seen at both the Ardley Castle Mound and the Church of St Mary.

They are exceptionally well located with good schooling in nearby Fritwell, several pubs nearby, and lovely rolling countryside. Transport links by road are exceptional with M40 junctions 9 and 10 nearby.

The property is perfectly situated to take advantage of all that Bicester has to offer.

A historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, a Sainsbury's supermarket, and a cinema complex.

There is a leisure centre, with a gym and swimming pool nearby, along with the popular Bicester Hotel and Golf Club.

A Marks and Spencer Food Hall, and further shops can be found in the newly completed Bicester Retail Park.

Bicester North Station with a fast train to London Marylebone is just 4 miles distant, along with Bicester Village Station with another fast service to London Marylebone.

Crossroads Farm is a unique property, sitting just half a mile outside the village, it's surrounded by open land. Owned by the same family for many years, it has been dormant as an active farm for some considerable time, and it offers quite an extraordinary potential for reinvention.

Extensive agricultural barns and outbuildings cover more than 11,000 square feet, ranging around a concrete hard standing. Looking around in any direction, all you can see are fields as far as the horizon, and yet you are a short drive away from well-regarded schools, amenities, and great commuter links.

The main house dates back to the 1920s, with two fair-sized bedrooms that share an upstairs bathroom. In addition, there is a shower room downstairs (currently Not Plumbed) next to a utility room.

The living and dining rooms have been combined in more recent times hence this is quite a significant space, with a fireplace at one end. It has also been extended more recently and as a result, the kitchen is large with modern units.

We would suspect the house could be extended very significantly, subject to the usual planning consents if desired.

The farm buildings offer a bewildering range of opportunities, depending on need and planning constraints, investigation of which we would be able to assist with if you desire.

There are various large open-fronted "Dutch" barns along with enclosed barns, variously built for the storage of livestock feed and farm equipment.

There is an argument that "Class Q" regulations, whereby

agricultural buildings can be redeveloped for residential use, may offer an opportunity to construct more than one residential dwelling.

In total these extend to around 11,000 square feet hence the potential here looks extensive.

The wider land within the main triangle of the farm is mainly laid to pasture, surrounded variously by hedgerows and stock-proof post and wire fencing. It is fairly flat, with a wonderful open outlook in most directions.

The North-East boundary sits up against a railway line, however, this is sunk into a deep cutting hence no train is visible and it's our understanding from the vendors that there is little noise when one does pass by.

The South and West boundaries border small single-track lanes, hence there is really very little passing traffic.

Note that the property also owns a further section of arable land, just to the East, extending to just under 11 acres. This is currently classified as agricultural, arable farmland.





Comprises;

Detached Two Bedroom Property.

Driveway parking Plus Hard Standing.

Former Farm Buildings.

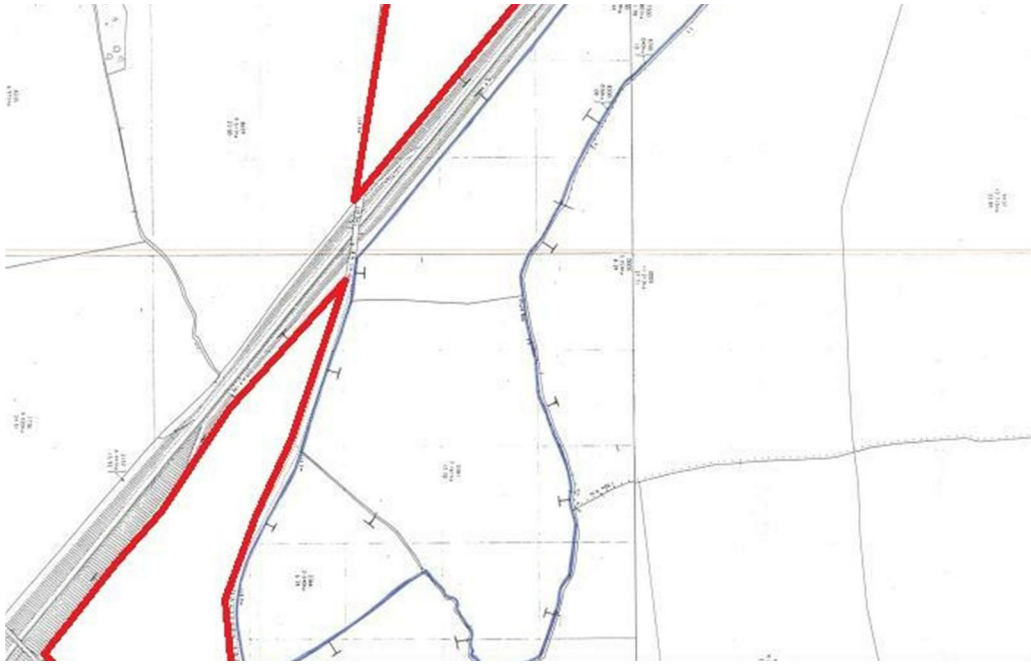
Services - Drainage Septic Tank, Private Water Supply, Mains Electric.

Local Authority - Cherwell District Council.

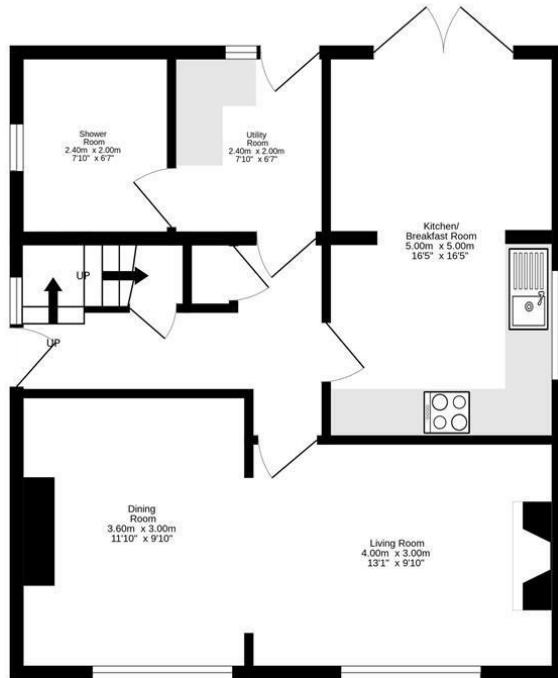
Council Tax - Band E

Freehold

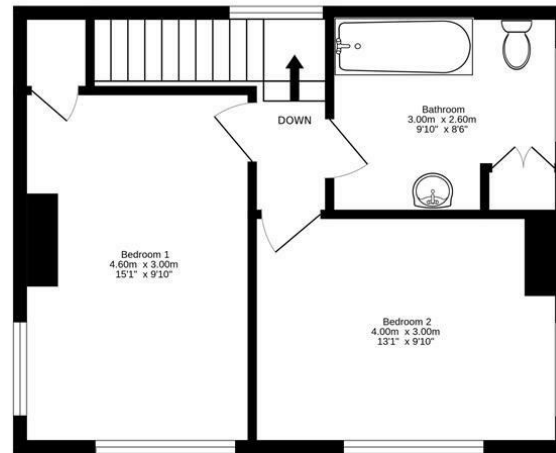




Ground Floor
54.5 sq.m. (587 sq.ft.) approx.



1st Floor
38.3 sq.m. (412 sq.ft.) approx.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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TOTAL FLOOR AREA : 92.8 sq.m. (999 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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