



OAKFIELD FARM

EASTON PIERCY, KINGTON ST. MICHAEL, CHIPPENHAM, WILTSHIRE

webbpaton

OAKFIELD FARM

Easton Piercy, Kington St. Michael,
Chippenham, Wiltshire, SN14 6JU

Chippenham – 4 miles

M4 Junction 17 – 5 miles

Chippenham Train Station – 5 miles

Offers Above £1,600,000

“A beautifully designed spacious family home nestled in the Wiltshire countryside with adjoining land and buildings”

INTRODUCTION

Oakfield Farm provides an exceptional opportunity to purchase a detached five-bedroom property set in a large, well-maintained garden, which benefits from a substantial range of agricultural buildings, concrete yard and permanent pasture fields. In total the property extends to approximately 14.03 acres. The property is brought to the market for the first time since it was built in the early 1990s.

The farmhouse offers exciting scope for an incoming purchaser to create a truly exceptional country home in a beautiful setting. The buildings provide potential opportunities for a range of alternative uses (subject to planning).

SITUATION

Oakfield Farm sits in a rural position on the edge of the hamlet of Easton Piercy, between the villages of Kington St. Michael and Yatton Keynell, which both feature primary schools, village halls, churches and pubs. The property is located within the charming Wiltshire countryside with beautiful views overlooking rural scenery to the rear. Oakfield Farm benefits from complete privacy, with the adjoining pastureland under

the same ownership and mature trees providing privacy to the house. This allows for plenty of space and tranquillity whilst being in a peaceful location and a short drive from various amenities.

Oakfield Farm is in a sought-after position, being within easy reach of the market town of Chippenham, a 12-minute drive away. The popular city of Bath can be reached in around 30 minutes. Both offer a very good choice of shopping and amenities, accompanied by excellent restaurants and cafes. In addition, the famous Cotswold village of Castle Combe is located nearby. The area is particularly well served by a wide selection of highly regarded state and independent schools, catering for all age groups. The property is extremely well connected, being around 12 minutes from Junction 17 of the M4. Trains to London Paddington run regularly from Chippenham, with a journey time of around 75 minutes.

FARMHOUSE & GARDEN

Oakfield Farm was built in the early 1990s and comprises an attractive Cotswold stone farmhouse, under a tiled roof, and is double glazed throughout. The farmhouse is subject to an Agricultural Occupancy Condition (AOC).

The farmhouse is in great condition throughout but offers an excellent opportunity for sympathetic updating, providing an exciting opportunity for an incoming purchaser to adapt the farmhouse to their own taste to create an excellent family home. The Gross Internal Area of the house extends to approximately 3,925 sq.ft (364.6 sqm).

Ground Floor – The principal door opens into a large entrance hall which leads to the kitchen/breakfast room, formal dining room, sitting room and WC. Leading on from the kitchen is a utility room, store





room, office, a second WC and back porch. The staircase rises from the hallway leading to...

First Floor – ...the landing which leads to five good-sized double bedrooms, a family bathroom and good-sized airing cupboard. Three of the bedrooms have en-suite bathrooms, with four having built-in storage. The landing houses a second set of stairs which leads to...

Second Floor – ...the attic, which is currently split as two large rooms. This has been used for storage but has good head height and provides excellent potential for additional living space, be it additional bedrooms, office/work space, play room or games room.

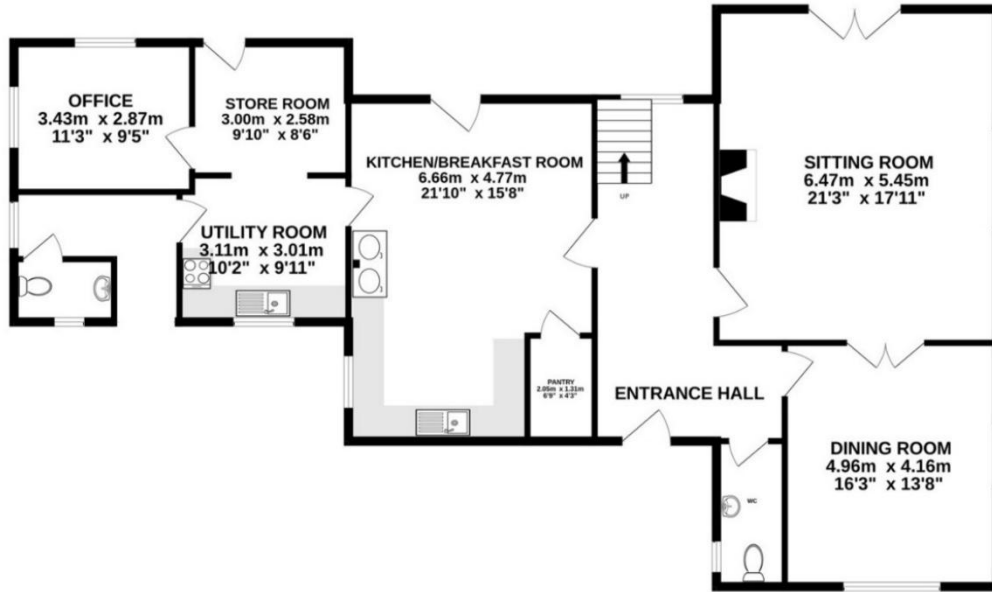
Externally there is a large, established, well-kept garden of approximately 0.37 acres. The garden has been carefully landscaped to complement both the farmhouse and its rural setting arranged over two levels. The property boasts a circular driveway, and the house is surrounded by mature trees, creating an impressive arrival to the property and offering ample parking and turning space. In all, this section of the property totals 1.08 acres including garden, driveway, and parking.

Agricultural Occupancy Condition (AOC) – the farmhouse is subject to an AOC. Planning permission was granted for the farmhouse on 8th February 1990 (planning ref. N/89/03266/FUL) subject to the following wording *“the occupation of the dwelling hereby permitted shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture, as defined in Section 290(1) of the Town & Country Planning Act, 1971, or in forestry, including any dependents of such a person residing with him, or a widow or widower of such a person”*. The AOC has been complied with since the property was built.

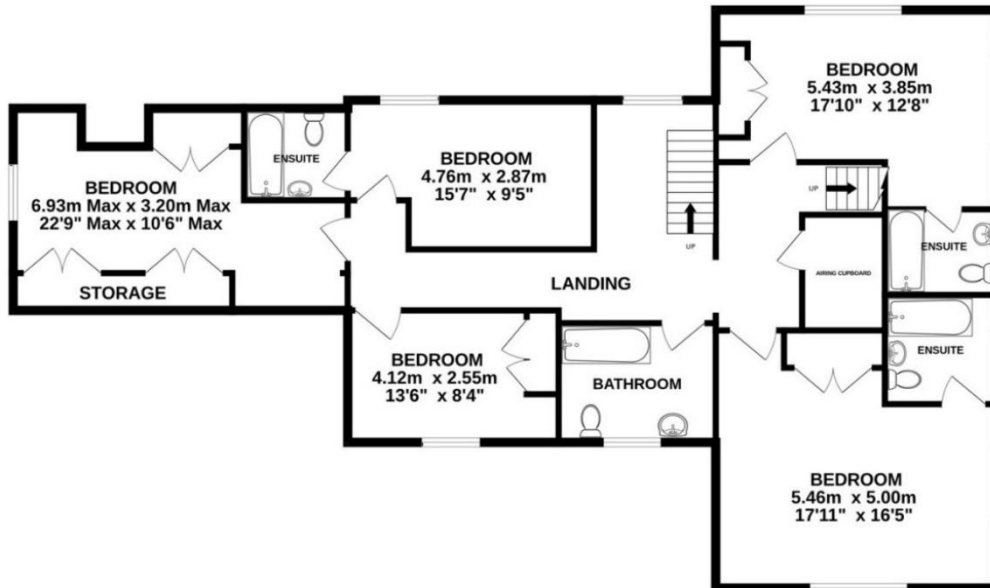
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	49 E	
21-38	F		
1-20	G		



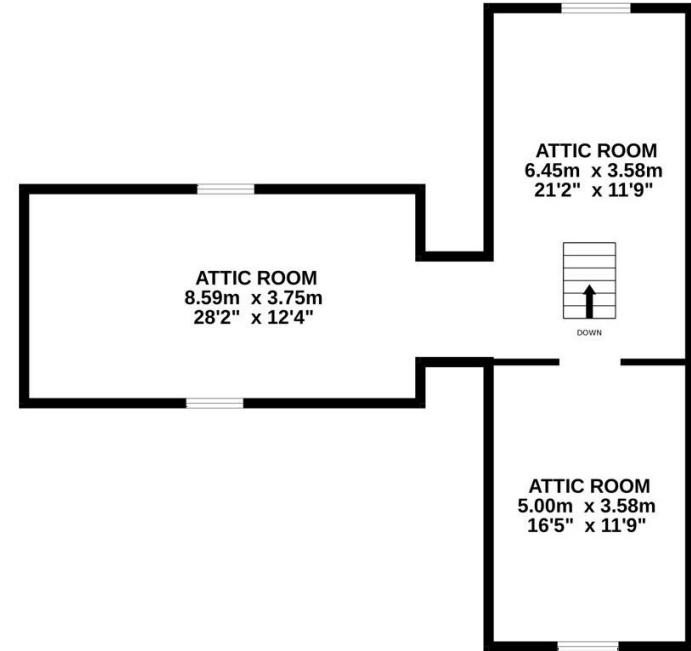
GROUND FLOOR
156.3 sq.m. (1682 sq.ft.) approx.



1ST FLOOR
137.3 sq.m. (1478 sq.ft.) approx.



ATTIC
71.0 sq.m. (764 sq.ft.) approx.



OAKFIELD FARM EASTON PIERCY CHIPPENHAM SN14 6JU

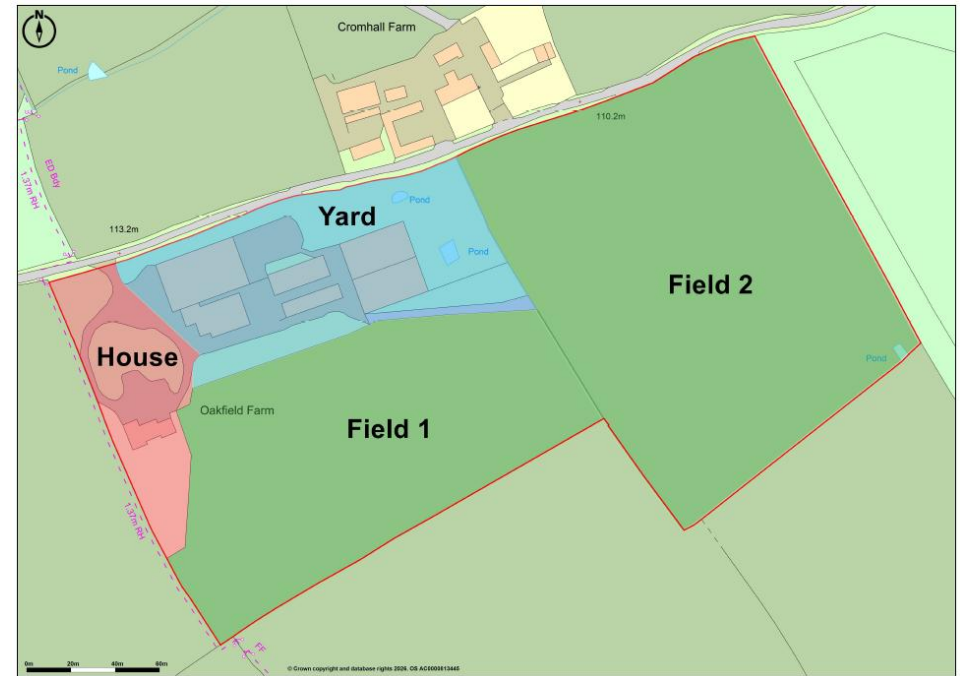
TOTAL FLOOR AREA : 364.6 sq.m. (3925 sq.ft.) approx.

Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.
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LAND

The land comprises two fields of permanent pasture, extending to 10.40 acres, which have been used for grazing and hay. Boundaries are marked by either mature hedgerows or sheep net fencing. The land is mainly level and benefits from good vehicular access. Historically, there has been a second access off Cromhall Lane to Field 2. The land is Grade 3 quality and benefits from a few small ponds across the property. The soil type is lime-rich loamy and clayey soil. The land presents a range of opportunities to anyone with agricultural, equestrian or amenity interests, subject to the relevant planning permissions.

Name	Use	Ha	Ac
Farmhouse	House, Garden & Drive	0.44 ha	1.08 ac
Farmyard	Buildings & Farmyard	1.03 ha	2.54 ac
Field 1	Permanent Pasture	1.66 ha	4.10 ac
Field 2	Permanent Pasture	2.55 ha	6.31 ac
	Total	5.68	14.03



BUILDINGS

Situated to the north of the property, the farmyard includes a range of steel portal frame and block-built buildings with concrete or hardcore floors, accessed from a large open yard laid to concrete and hardcore. Originally, Oakfield Farm was used as a pig rearing unit. The buildings offer various opportunities for future uses, including equestrian or commercial, subject to obtaining necessary planning consents.

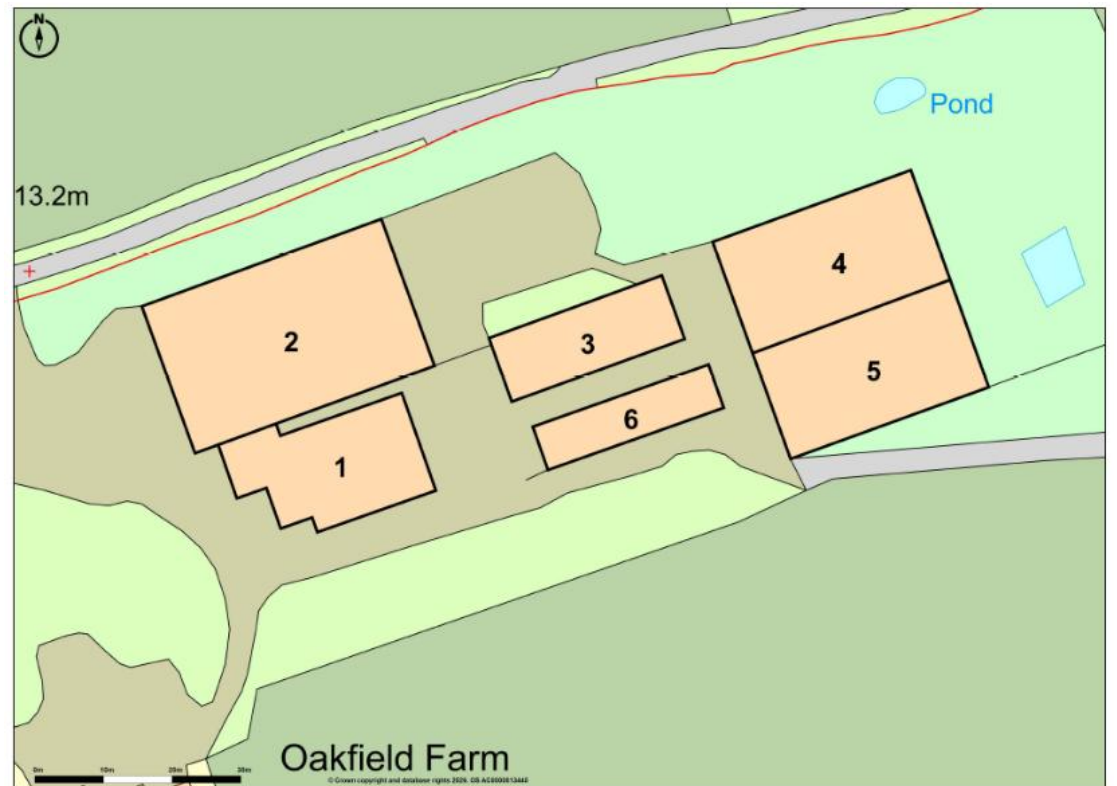
The buildings comprise:

Ref.	Description	Sqm	Sq ft
1	Agricultural Building	351.4	3782
2	Agricultural Building	781.2	8409
3	Agricultural Building	221.6	2385
4	Agricultural Building	323	3477
5	Agricultural Building	670.1	7213
6	Agricultural Building	173.3	1865
	Total	2520.6	27131



DEVELOPMENT OVERAGE

The agricultural buildings at Oakfield Farm are offered for sale subject to an overage provision should the buildings be redeveloped for residential use. The provision will apply on the granting of planning permission. The details of the overage are to be discussed and agreed with the Vendor, but it is likely it will last for 25 years and require payment of 25% of the increase in value.



SERVICES

The buildings are connected to mains water and 3 phase electricity. The farmhouse is also connected to a mains water supply, mains electric and septic tank drainage. The farmhouse has double glazing throughout, oil fired central heating, and an AGA cooker.

SPORTING, TIMBER AND MINERAL RIGHTS

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

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

There are no public rights of way as far as the seller is aware. There are three electricity poles located at Oakfield Farm, but no wayleave agreements and/or easements as far as the seller is aware.

RURAL PAYMENTS AGENCY

The land is registered on the Rural Land Register and can be transferred to the Purchaser on completion. The land is subject to a Sustainable Farming Incentive agreement ending 30th November 2026. The scheme is not transferrable to an incoming purchaser.

DESIGNATIONS

None as far as we are aware.

COUNCIL TAX & LOCAL AUTHORITY

The farmhouse is in Band F for Council Tax purposes. The relevant local authority is Wiltshire Council at www.wiltshire.gov.uk

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

TENURE AND POSSESSION

The property is offered for sale freehold with vacant possession on completion.

HEALTH AND SAFETY

Given the potential hazards of a farm, we ask you to be as vigilant as possible for your own personal safety when viewing, particularly around the buildings. All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by WebbPaton and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

DATA ROOM

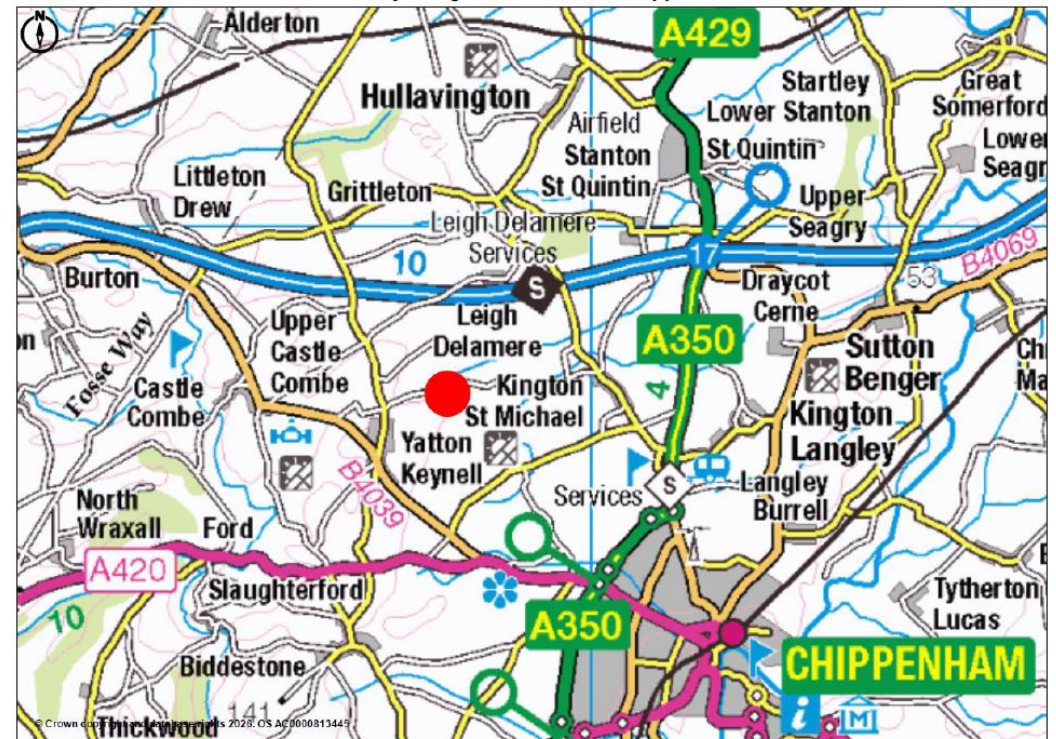
An online data room is available for the sale. Please contact WebbPaton for access.

VIEWINGS

All viewings are strictly by prior appointment. Viewings should be arranged through WebbPaton on: 01793 842055, helen@webbpaton.co.uk or laura@webbpaton.co.uk

DIRECTIONS

Oakfield Farm, Easton Piercy, Kington St. Michael, Chippenham, Wiltshire, SN14 6JU
What3Words: ///stance.radically.kingdom





IMPORTANT NOTICE

WebbPaton LLP for themselves and the vendors or lessors of this property whose agents they are give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton LLP or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.

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