



Lower Whitehill Farm Barns

Tackley, Oxfordshire



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Tackley, Oxfordshire

Woodstock 3.5 miles, Oxford 8 miles, London 69 miles, London Heathrow Airport 56 miles
Direct train from Oxford Parkway to London Marylebone in 56 minutes
(All distances and times are approximate)

A potential to create an exceptional home
of nearly 12,000 sqft in a wonderful setting
within distance of Oxford schools and
Soho Farmhouse.

Ground Floor

Entrance hall | Entertaining barn/drawing room | Kitchen/dining Room | Family room | Play room
Laundry room | Boot room | Cloakroom | Two guest bedrooms with en-suites

First Floor

Master bedroom with dressing room and en-suite | Two double bedrooms with en-suites

Staff Flat

Back hall | Kitchen/reception room | Two bedrooms with en-suites

Outbuildings

Pool house | Garden shed/storage | Garaging | Large barn | Boiler/plant room

Garden & Grounds

Swimming pool | Landscaped gardens | Extensive stonewalling | Tree lined gravel driveway

In all about 2.5 acres

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Location

Lower Whitehill Farm Barns are situated in between Tackley & Woodstock, surrounded by delightful Oxfordshire countryside. The attractive Saxon village of Tackley is located 1.5 miles to the North and has a range of village facilities including a public house, post office, village store and church while the town of Woodstock is within a short drive providing a more extensive range of services.

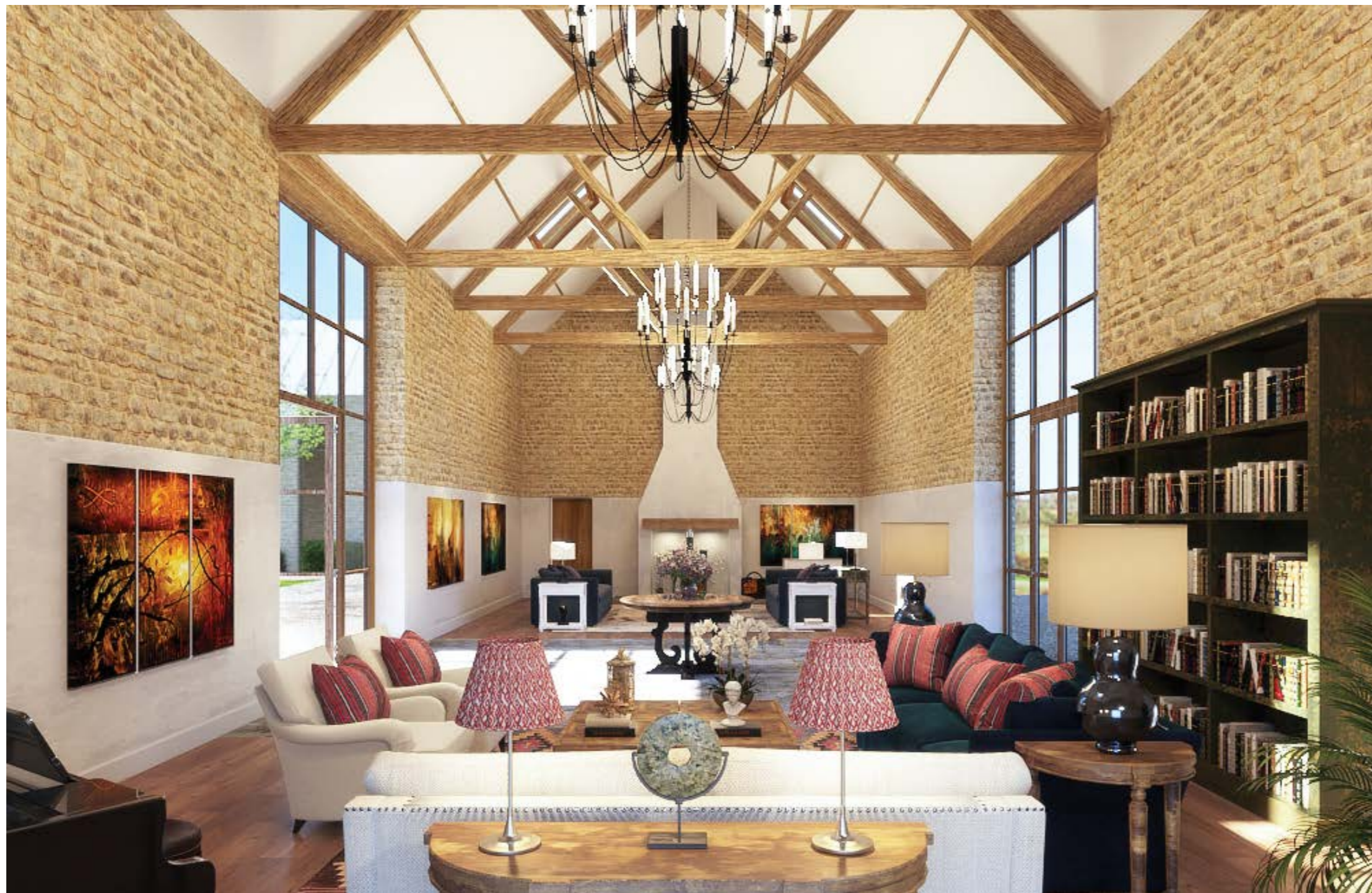
The City of Oxford with its excellent range of shops, restaurants, theatre and hospitals is about 8 miles to the South. The area is renowned for its schools, - prep schools include The Dragon, Summer Fields, Cothill House, Tudor Hall and Chandlings Manor. Secondary Schools include Oxford High, Headington, St Edward's and Magdalen College. Slightly further afield are Abingdon, Radley, Stowe and Bloxham, all of which are highly regarded.

Communications in the area are excellent with the M40 (Junction 9), conveniently situated approximately five miles east, giving access to London, Birmingham and into other motorway networks. Tackley has its own railway station while Oxford has a main line station providing a regular commuter service to London Paddington taking 57 minutes. There are trains from Oxford Parkway station to London Marylebone, taking 56 minutes and Bicester North is roughly a 15-minute drive and provides a regular commuter service to London Marylebone in a similar time.

Sporting facilities in the area include golf at Kirtlington, Chipping Norton, The Oxfordshire, Frilford Heath and Heythrop Park. Polo at Kirtlington Park, Blenheim Horse Trails and racing at Cheltenham, Stratford and Newbury are within easy reach. The Cowshed Spa and restaurants at Soho Farmhouse are nearby as is Daylesford Organic Farm Shop and Spa.

Directions (OX5 3AA)

Leave Oxford on the A44 north towards Woodstock. At the roundabout just before entering Woodstock, turn right onto the A4095. At the T-junction turn left, and then immediately right into Bunkers Hill, signposted to Bicester and Kirtlington. At the crossroads, proceed straight ahead signposted to Tackley (single-track road). Continue for about half a mile where the entrance for Lower Whitehill Farm Barns will be found on the left hand side of the road.



Lower Whitehall Barns

Situated in beautiful rolling countryside in a popular area of Oxfordshire, Lower Whitehill Barns offers the opportunity to convert some old farm buildings into a family home, subject to planning permission.

The current plans are to create contemporary open plan living with a large kitchen/dining room attached to a family and playroom ideal for family living. The central part of the barn retains the character and scale of a former storage barn offering a vaulted full height reception room creating a fantastic entertaining space (see CGI). French doors will open out on the patio area, there will be a large open fire and four Velux windows will let in plenty of natural light.

Upstairs will offer a master bedroom with dressing room and ensuite and there are a further two bedrooms with en-suite bathrooms and one with walk in wardrobe. Back on the ground floor, there is plans for two further quest bedrooms with en-suites and a two bedroom staff flat.

Within the courtyard, there will be a swimming pool, immaculate landscaped gardens and patio area. The tree-lined driveway will take you up to garaging for five cars close by to the back entrance to the property, which will take you into the entrance hall or boot room.

Planning Permission

The buildings are already subject to Class Q conversion from agricultural use to residential. The plans opposite will be subject to obtaining full planning permission which has been submitted.

Tenure

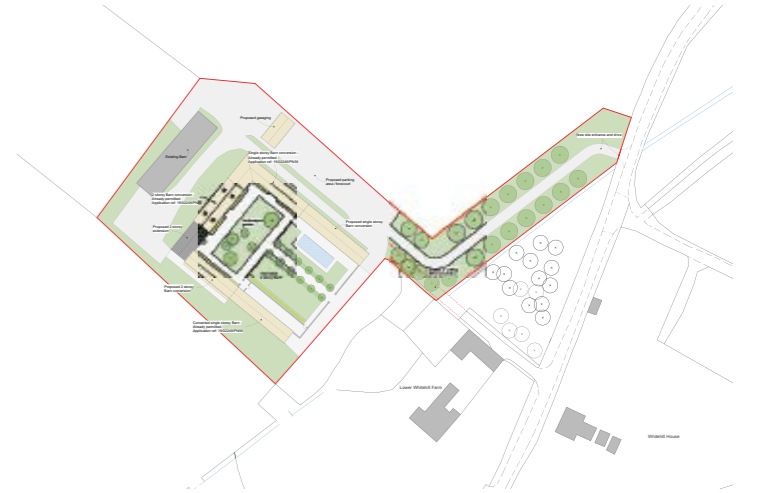
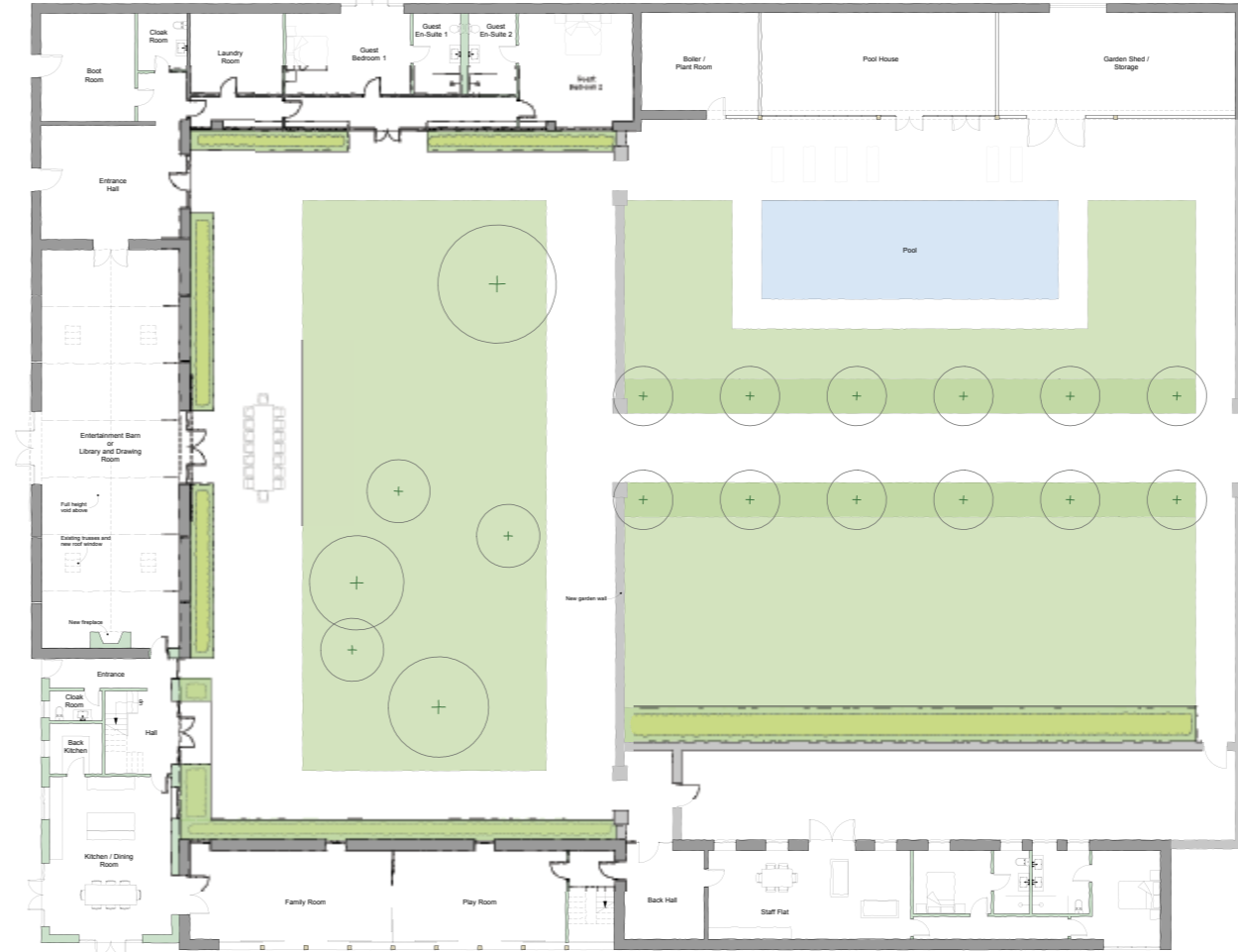
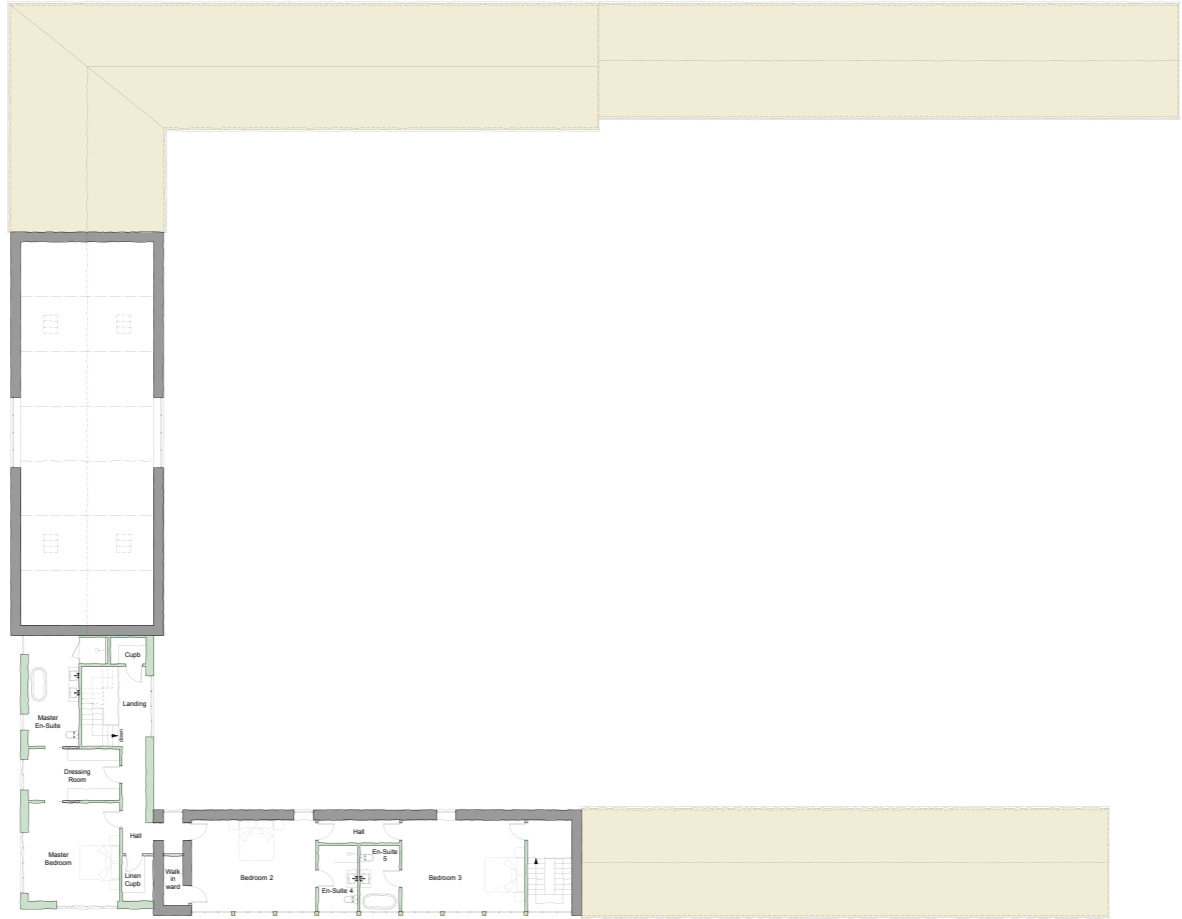
Freehold with vacant possession upon completion.

Fixtures and Fittings

All items known as fixtures and fittings are specifically excluded from the sale but may be available by separate negotiation.

Local Authority

West Oxfordshire District Council - 01993 861000.



Connecting people & property, perfectly.

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