

established 200 years

Taylor & Fletcher



Dodds Farm

Field Assarts, Witney, OX29 9NQ

Offers In Excess Of £2,000,000





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A rare and exciting opportunity to purchase a small farmstead with secluded gardens, farm buildings and a paddock amounting to 3 acres. The large 3 bedroom Cotswold stone farmhouse nestles on the edge of the beautiful Hamlet of Field Assarts in the parish of Swinbrook and Asthall. The house requires some modernisation, whilst the four farm buildings offer huge potential to develop to a range of uses (subject to any necessary consents). Additional land is available by separate negotiation.

LOCATION

Field Assarts is a small hamlet approximately one mile from the nearby village of Leaffield. Leaffield's amenities include a shop and post office, village pub, village hall, restaurant and Churches. There is also a pre-school group, playground and primary school. Field Assarts lies in the middle of the triangle formed by the towns of Witney, Burford and Charlbury, which offer many services and amenities. There is good access to London and Oxford from the mainline station at Charlbury.

DESCRIPTION

The property currently comprises a three bedroom detached house of Cotswold stone elevations under a plain tiled roof and requiring modernisation throughout. It is set in a secluded plot surrounded by open fields and accessed by a private vehicular access lane, which splits to lead down to the barns, which offer huge potential for conversion (subject to planning permission), outbuilding and land amounting to approximately three acres in total. There is vehicular access to the side of the property leading to a simple detached garage and lean to.

THE FARMHOUSE

The accommodation is arranged over two floors comprising an entrance porch leading to the Kitchen with a walk-in pantry, utility room, dining room with fireplace, Jack and Jill cloakroom

with WC and basin, reception room with fireplace and shutters to the windows and a Snug with fireplace on the ground floor. On the first floor there are three generous double bedrooms all with high ceilings and a separate bathroom.

OUTSIDE

Dodds Farmhouse has mature secluded gardens on all sides and is surrounded by open fields with a single garage and driveway access. There is a separate gated access that leads to the farm buildings.

Included in the sale are 4 barns/outbuildings, which provide a fantastic opportunity to develop (subject to the necessary planning consents) and some land. In all the property extends to approximately 3 acres.

The four barns/outbuildings consist of a Stone barn under an oak framed roof with lean-to with an attached "L" shaped stone barn, a Free standing stone barn, which is currently dilapidated, a 4 bay steel framed Dutch Barn with a rear pole barn beyond, amounting to approximately 4,000sqft.

STATUTORY DESIGNATION

The property lies within the Cotswold National Landscape area.



HEALTH & SAFETY

For your own safety please do take extra care when near ANY of the buildings. We do not take any responsibility for unaccompanied inspections.

FIXTURES & FITTINGS

Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

SERVICES

Mains Electricity and Water are connected. Oil heating. Septic tank drainage.

LOCAL AUTHORITY - West Oxon

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB (Tel: 01993 861000) www.westoxon.gov.uk

COUNCIL TAX

Council Tax band G. Rate Payable for 2025/ 2026 £4,184.71

TENURE

Freehold with Vacant possession upon completion.

VIEWING

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

AGENTS NOTE

Please note that there was previous planning consent approved (Now Expired) Ref No: 12/1567/P/FP validated 18th October 2012 - Conversion of barns to 3 Holiday Lets.

We consider that this property may attract mixed use status for Stamp Duty Land Tax, but any prospective purchaser must make their own investigations.

We feel that there are good prospects for the use of the barns from equestrian to other uses, such as office use, subject to any necessary consents.

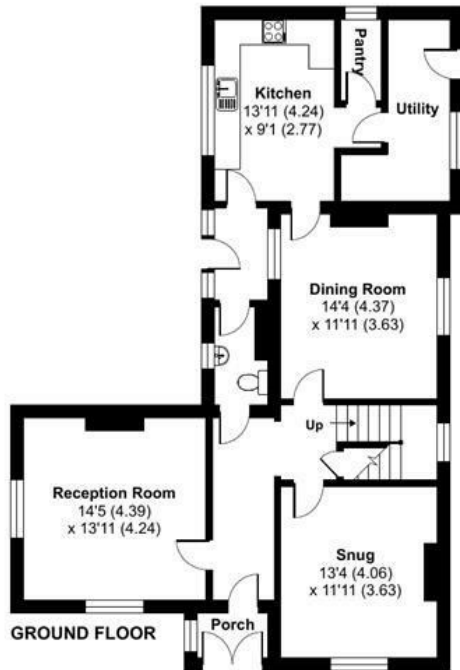
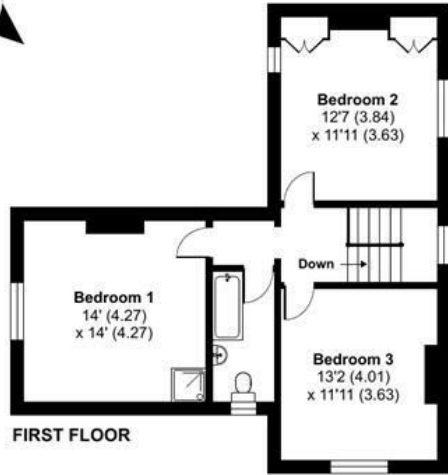
What 3 Words Location

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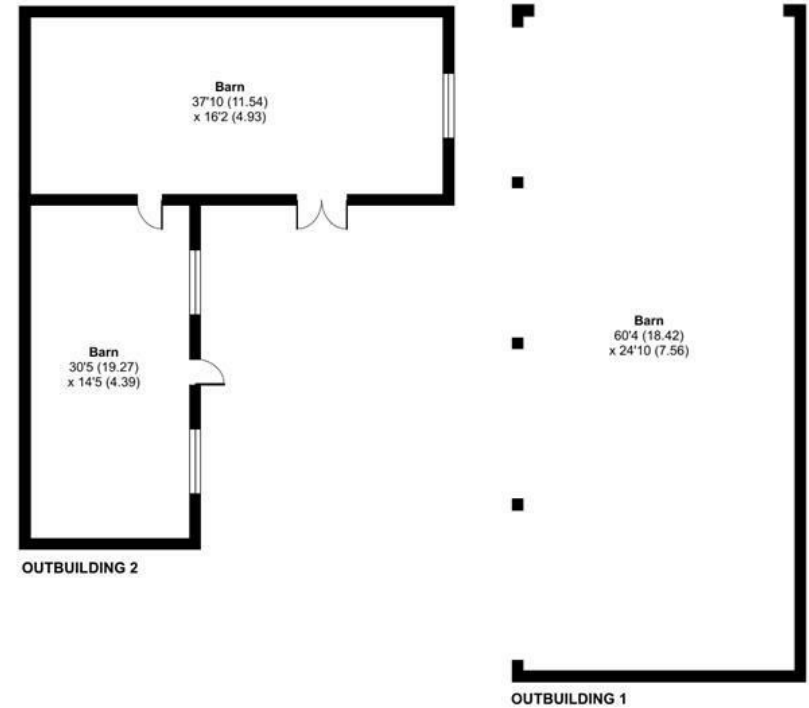
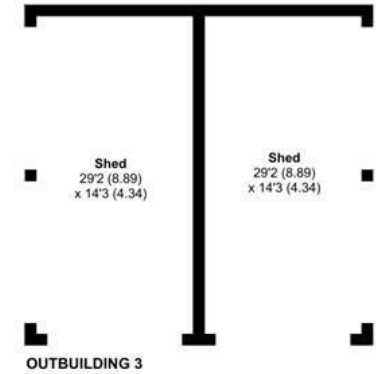
Field Assarts, Witney, OX29

Approximate Area = 1794 sq ft / 166.6 sq m
 Outbuilding(s) = 3443 sq ft / 319.9 sq m
 Total = 5237 sq ft / 486.5 sq m
 For identification only - Not to scale



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Location Map



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		17	
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.