



**KEEPERS BUNGALOW, FARNBOROUGH,
WANTAGE OX12 8NX**



KEEPERS BUNGALOW

Farnborough, Wantage OX12 8NX

An exciting opportunity to acquire a bungalow with planning permission for a replacement dwelling (1,926 sq ft) set within 1.13 acres (0.46 ha) in a downland setting close to the Oxfordshire/Berkshire border.

- Oxford 20 miles
- Abingdon 14.1 miles
- Didcot 10 miles
- A34 4.8 miles

Planning consent for a larger 4 bed replacement dwelling.
For sale as a whole by private treaty.
In all about 1.13 acres (0.46 hectares)

Description

Keepers Bungalow comprises a single-storey dwelling of approximately 84 square metres (907 sq ft.) with outbuildings set within approximately 1.13 acres including garden and parking.

The bungalow is constructed of red brick elevations under a tiled roof and is approached over a public right of way from Copperage Road to the West of Farnborough.

The accommodation is as shown on the enclosed floorplan and includes a kitchen, dining room, sitting room, 3 bedrooms and a family bathroom.

The site has spectacular north-easterly views over the Berkshire/Oxfordshire Downs. The bungalow is in a habitable condition but the site lends itself to creating a spectacular, spacious and peaceful family home.



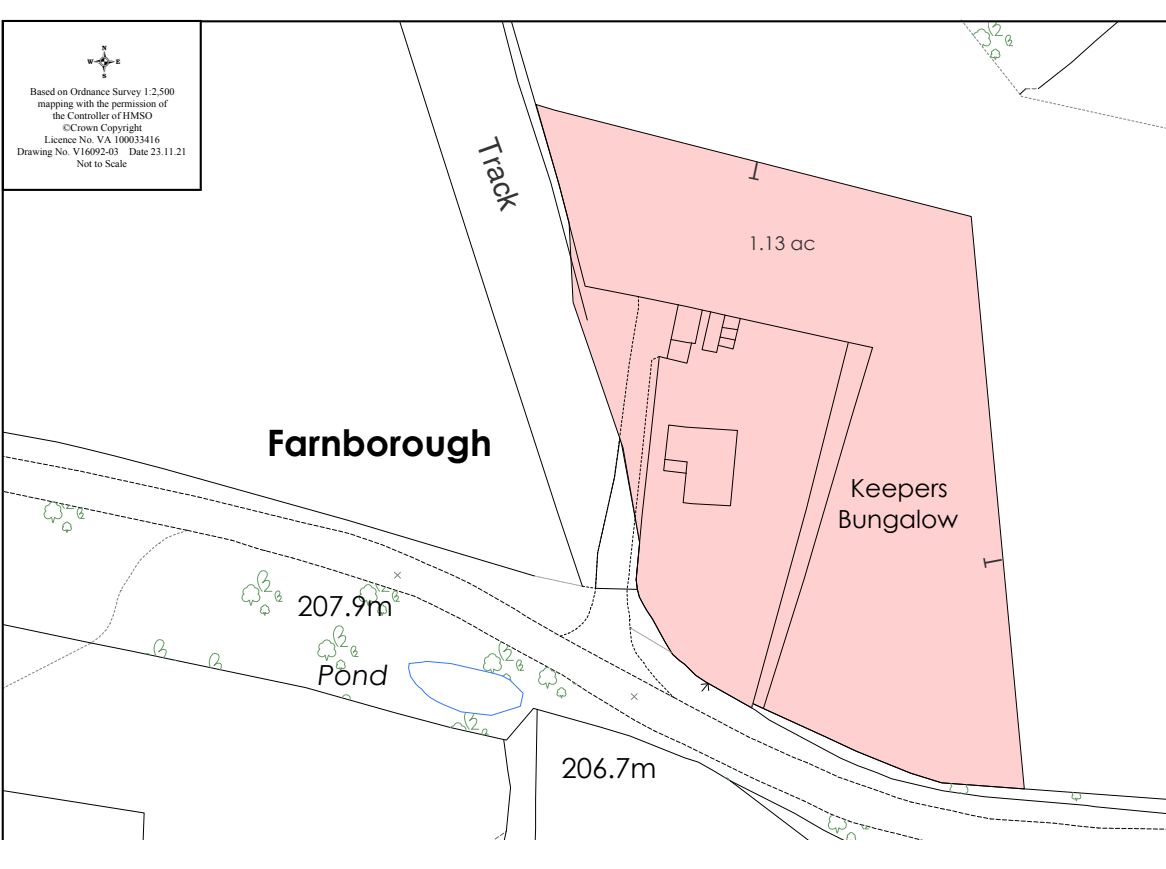
North elevation



South elevation



Based on Ordnance Survey 1:2,500
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Drawing No. V16092-03 Date 23.11.21
Not to Scale



Location

The site is located to the west of the picturesque village of Farnborough. Despite being in a tranquil village setting, the site is well located in terms of the road networks. The A34 is within 4.8 miles and Didcot lies within 10 miles with Didcot Parkway railway station providing a choice of fast trains to Paddington and Marylebone (41 mins and 48 mins).

Planning

Planning permission was granted on the 25th March 2021 for the 'Demolition of the existing building and erection of a replacement dwelling' (P20/02589/FUL) West Berkshire Council <https://publicaccess.westberks.gov.uk/online-applications>.

The approved dwelling will provide approximately 179 square metres (1,926 sq ft.) Gross Internal Area in total. The floor plans are shown on the enclosed architect's drawings and provide a 4-bedroom detached dwelling house. Interested parties should assume that the development must be completed in accordance with the approved plans.

Planning Community Infrastructure Levy (CIL)

The total charge to CIL for the development is calculated to be £15,119.96. If the project is a self-build, then subject to meeting certain criteria it may be possible to obtain an exemption from CIL.

Covenants

The Property is sold subject to several restrictive covenants, including the

requirement to obtain consent from The Lockinge Estate for any extension or alteration (over and above the planning permission granted), no caravans to be parked on the property and for the property to be used as one private dwelling. Further information is available from the Agents. The Purchaser will be responsible for erecting a stock proof fence along the western, northern and eastern boundaries.

Services

Mains water, mains electricity and private drainage.

Designations

The property lies within a Conservation Area and within the North Wessex Downs Area of Outstanding Natural Beauty.

Method of Sale

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

Health and Safety

We ask you to be as vigilant as possible to any potential risks when making your inspection and also to adhere strictly to the government guidelines in relation to preventing the spread of Coronavirus.

Viewings

Strictly by Appointment with the Agents. Please contact Kevin Prince or Thomasina Quesnel to arrange your inspection.

Local Authority

West Berkshire Council
The planning permission is available on the planning portal of the website reference P20/02589/FUL.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for VAT purposes such tax will be payable in addition.

Plans

Plans included within these particulars are based upon architect's drawings or on Ordnance Survey data and are for reference and identification purposes only. All measurements and distances are approximate.

Directions

From the A34 south of Oxford leave at the West Ilsley junction and take the Bury Lane south towards West Ilsley. At the T junction take a right hand turn towards Farnborough and Wantage. Continue on Copperage Road and pass through the village of Farnborough. After 3 miles the site will be found on the right-hand side to the west of the village.

What3Words

The entrance to the property can be found at [///equity.guitars.mammoth](https://www.3w.co.uk/equity.guitars.mammoth)

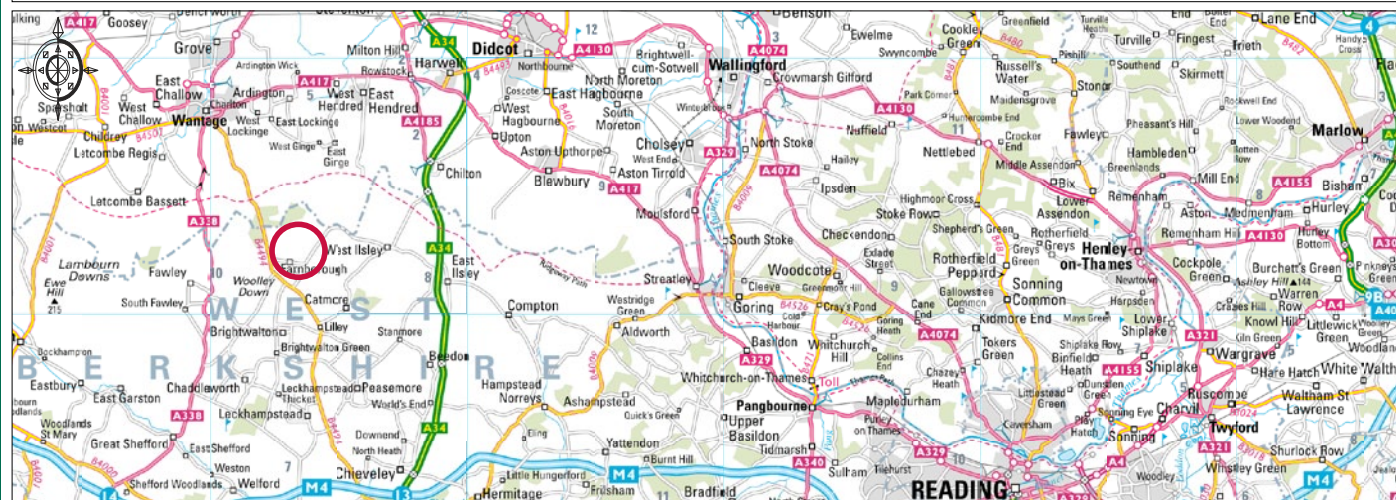
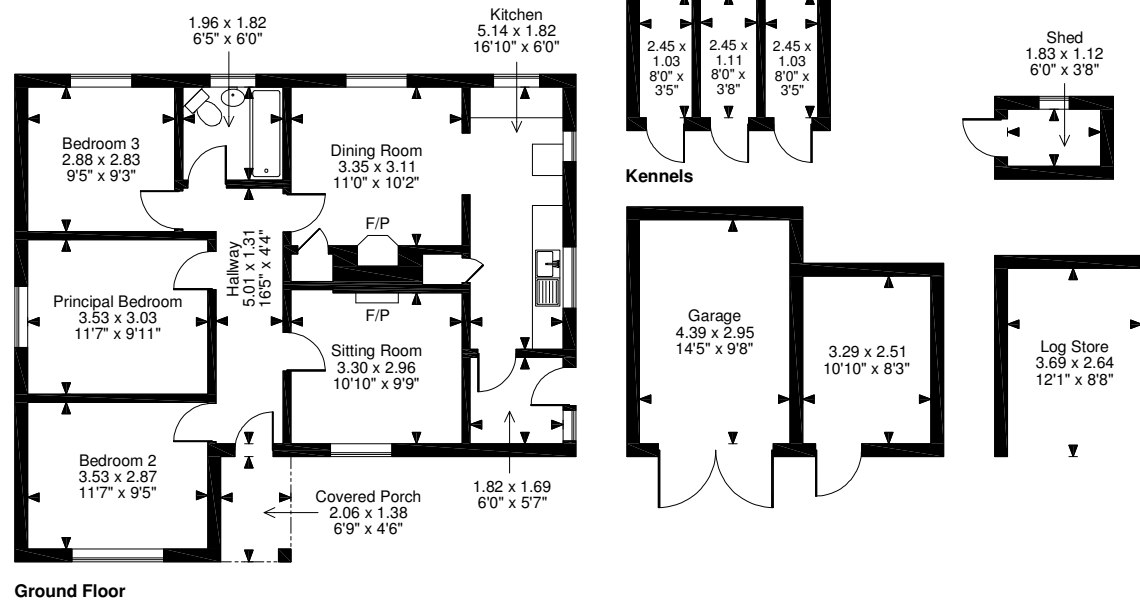
Acknowledgement

We are grateful to Mathewson Waters Architects for allowing the reproduction of their drawings within these particulars. Mathewson Waters Architects 01488 73131 / Howard Waters 07831 667115.

For Further Information

Please contact Kevin Prince or Thomasina Quesnel on 01235 862888 or alternatively email kevin.prince@adkin.co.uk or thomasina.quesnel@adkin.co.uk

Keepers Bungalow, Wantage
Approximate Gross Internal Area
Main House = 907 Sq Ft/84 Sq M
Garage = 237 Sq Ft/22 Sq M
Kennels = 166 Sq Ft/15 Sq M
Log Store = 105 Sq Ft/10 Sq M
Shed = 22 Sq Ft/2 Sq M



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