



# HILLFIELD FARMHOUSE AND PLOT FOR NEW DWELLING

Toot Baldon, Oxfordshire OX44 9NH



# HILLFIELD FARMHOUSE AND PLOT FOR NEW DWELLING, TOOT BALDON, OXFORDSHIRE OX44 9NH

**An exciting opportunity to acquire a Farmhouse for refurbishment in a mature plot together with a plot for which outline planning permission has been granted for a dwelling.**

Didcot 9 miles | Abingdon 8 miles | Oxford 7 miles  
M40 (J8A) 7 miles

**For sale as a whole or in two Lots by private treaty.  
Lot 1 Hillfield Farmhouse  
Lot 2 Building Plot with outline planning permission  
In all about 0.51 acres (0.21 hectares)**

## **Description**

The Farmhouse and plot are approached over an attractive shared driveway from the main village road.

Hillfield Farmhouse is a four bedroom detached home of rendered walls under tiled roof. The house provides approximately 2,063 sq ft of accommodation as shown on the floorplan.

Although in need of some modernisation and refurbishment, the house offers the opportunity for purchasers to create a very comfortable family home in a good location on the edge of a sought after village.

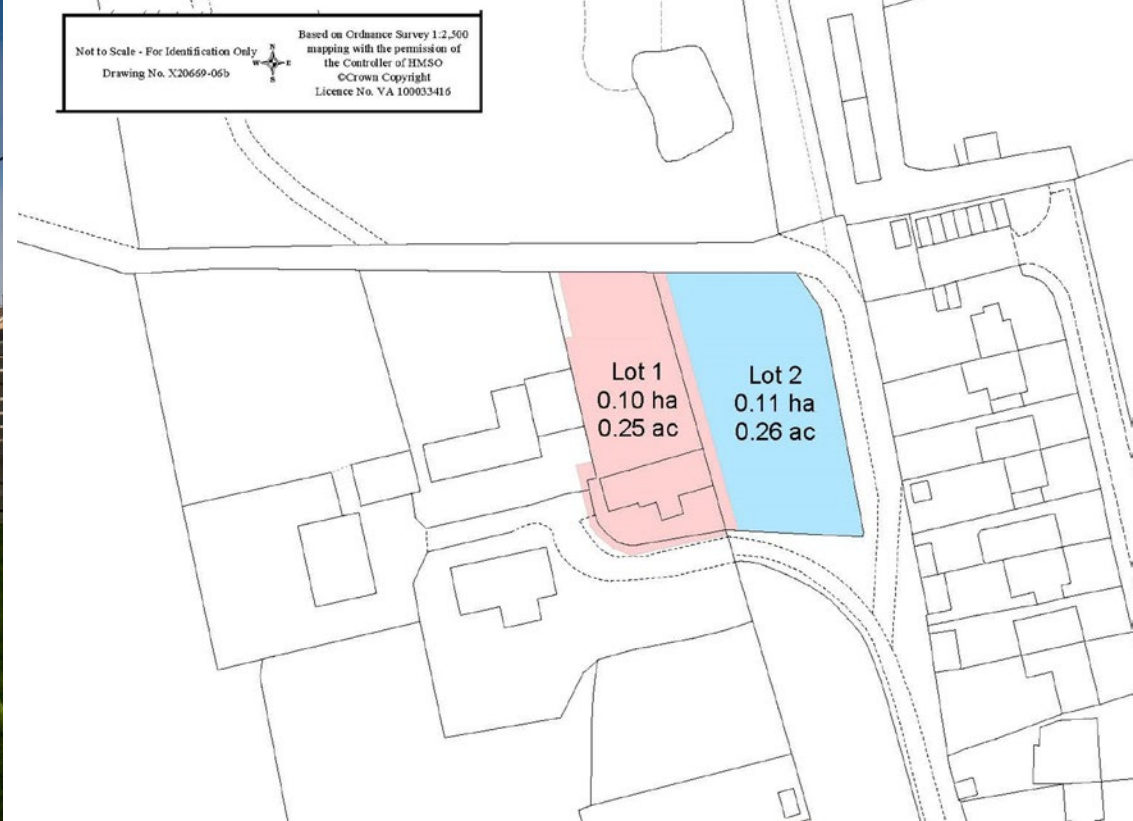
Immediately to the east of the Farmhouse and currently forming part of its garden area is the plot. The plot is surrounded on three sides by established boundaries and the purchaser will, if sold in lots, be responsible for erecting a new boundary fence between the existing house and the plot.





Not to Scale - For Identification Only  
Drawing No. X20669-06b

Based on Ordnance Survey 1:2,500  
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Outline Planning Permission was granted (see below for further details) for a new dwelling on 6th February 2024. The proposed house will share the existing drive and access with Hillfield Farmhouse and other properties.

#### **Location**

The Property is located to the west of the village of Toot Baldon. Despite being in a tranquil village setting, the site is well located in terms of the road network. The M40 (Junction 8A) is within 7 miles and the A34 trunk road (Hinksey Hill) within 6 miles. Oxford City centre lies within 7 miles and the railway stations of Oxford, Oxford Parkway and Didcot Parkway, (providing a choice of fast trains to Paddington and Marylebone), are all within easy reach.

#### **What3Words**

The entrance to the drive to Hillfield Farmhouse will be found at What3Words location: [///conveys.overpower.premiums](https://www.what3words.com/#!/en/@@@conveys.overpower.premiums)

#### **Planning**

The OPP (Application No: P23/S3947/O) covers Phase 1 - ground works to allow access and any necessary set up works.

Phase 2 – new dwelling with associated works, including landscaping. (all matters reserved except access, layout and scale). (As clarified by site plan and tree constraints plan ref 6276-IndSP1a received 20 December 2023). Full details are available on South Oxfordshire District Council website.

#### **Services**

Mains electricity to Lot 1. The Purchaser will be required to install a new water supply to Lot 1 and Lot 2 and private drainage to Lot 2.

#### **Designations**

The property lies within the Oxford Green Belt.

#### **Method of Sale**

The property is offered for sale by private treaty as a whole or in two Lots. Please note that the boundary between the two plots is subject to survey and therefore if sold in Lots the boundary between the properties and therefore the areas of each Lot may vary slightly and areas shown and referred to in these particulars are indicative only.

#### **Restriction**

The Property is currently subject to a restriction in favour of a previous owner. This is being addressed by the Vendors and will be resolved prior to exchange of contracts.

#### **Health and Safety**

We ask you to be as vigilant as possible to any potential risks when making your inspection

#### **Viewings**

Strictly by Appointment with the Agents. Please contact Kevin Prince or Jack Burchmore to arrange a viewing.

#### **Local Authority**

South Oxfordshire District Council. [www.southoxon.gov.uk](http://www.southoxon.gov.uk)

#### **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 Ordnance Survey data and are for reference and identification purposes only. All measurements and distances are approximate and in particular please note the comments above in relation to the boundary between Lot 1 and Lot 2 and therefore the areas of each Lot.

## Directions

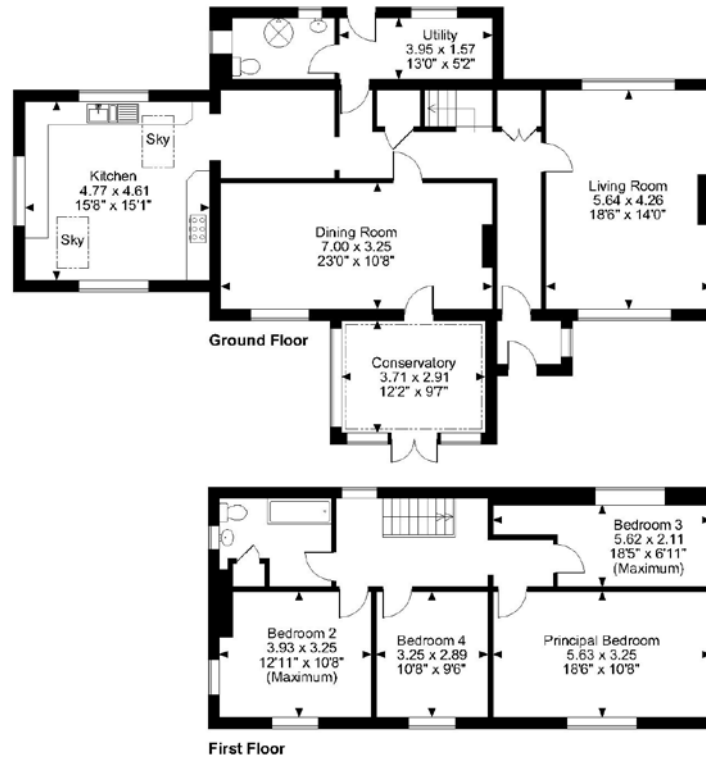
From The Mole Inn in Toot Baldon head west (Turn left if coming out of the car park) and the drive to Hillfield Farmhouse will be found on the right hand side (just before left hand bend) after approximately 250 metres.

## For Further Information

Please contact Jack Burchmore or Kevin Prince on 01235 862888 or alternatively email [kevin.prince@adkin.co.uk](mailto:kevin.prince@adkin.co.uk) or [jack.burchmore@adkin.co.uk](mailto:jack.burchmore@adkin.co.uk)

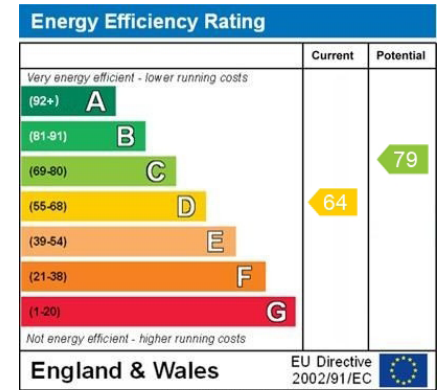


Hillfield Farm, Toot Baldon, Oxford  
Approximate Gross Internal Area  
2063 Sq Ft/192 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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