



5 bed barn conversion to buy in

Oxford Road, Witney, Oxfordshire, OX29 6UY

£775,000 Starting Bid

🛏 x 5 🚿 x 3 🚿 x 2

Tenure

Freehold

Driveway parking

Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Converted stone & brick barn offered for sale by auction
- ✓ One-acre plot with far reaching rural views
- ✓ Striking double-height vaulted entrance hall with exposed brick and weatherboard gable

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: B
- ✓ Heating supply: Oil
- ✓ Electric supply: Solar PV (Photovoltaic) panels
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A converted stone barn on a one-acre plot, offered as a nearly finished project with no onward chain.

Set within the Oxfordshire countryside on the outskirts of Witney, Hill Farm Barn is a striking stone and brick barn conversion offering a rare chance to complete a substantial renovation project to your own specification. Sold by auction, this is an opportunity for renovators or private buyers looking to put their own stamp on a characterful rural home.

The barn already shows real quality of work: exposed brick and weatherboard detailing to the gable end, and a beautifully finished open-plan kitchen/living area with bespoke shaker-style cabinetry, oak worktops, stone flagged flooring and French doors onto a patio. Several of the bathrooms are also complete, fitted with contemporary sanitaryware and tiling.

Arranged over three floors and extending to approximately 1,825 sq ft (169.6 sq m), plus a further 355 sq ft of patio space, the layout comprises an open-plan kitchen/living area, utility room and terrace to the ground floor; a main bedroom with its own shower room, two further bedrooms and another two bathrooms to the first floor; and two more bedrooms and a bathroom in the vaulted second-floor eaves space.

The property sits on a plot of around one acre and is entirely off-grid, powered by an installed solar array - a genuinely sustainable setup reflected in the property's impressive EPC rating of B, unusual for a barn conversion of this style.

This is an opportunity for a buyer who can see the finish line: the hard structural and first-fix work is largely done, with scope to complete to a high specification and add significant value.

Note - There is currently no registered council tax band for this property, so will become subject to that assessment. Purchaser will have to make their own arrangements with Thames Water to make formal and permanent connection. More information available by enquiry.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £775,000

Property Type: Barn Conversion

Parking: Driveway

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil

Electric: Solar PV (Photovoltaic) panels

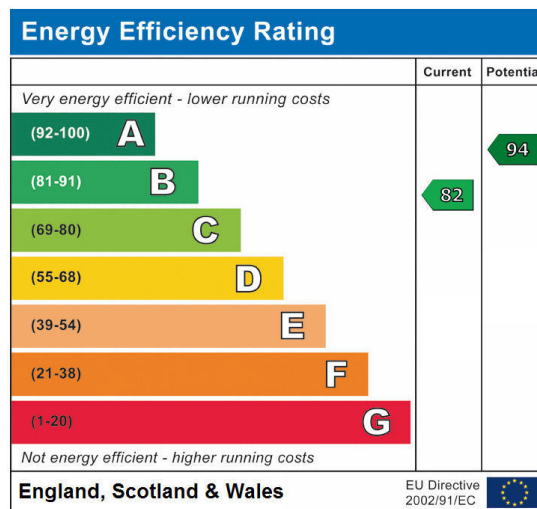
Water meter: No

Sewerage: Septic Tank

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Oxford Road, Witney, Oxfordshire, OX29 6UY

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

