



# H.M. LAND REGISTRY

TITLE NUMBER

## ON173513

ORDNANCE SURVEY  
PLAN REFERENCE

SP 5227 SP 5327

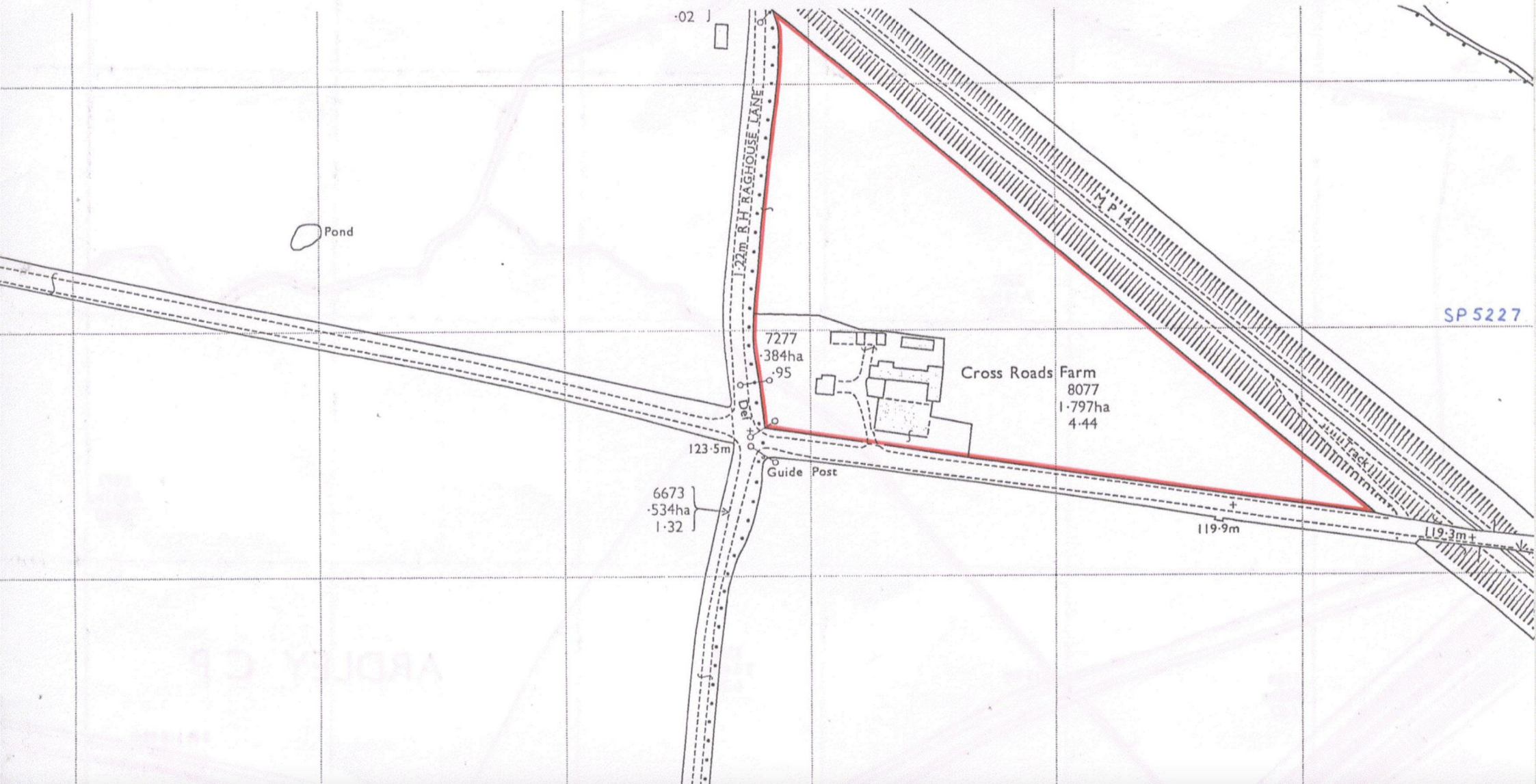
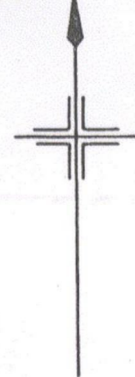
SECTION

Scale 1/2500

COUNTY OXFORDSHIRE

CHERWELL DISTRICT

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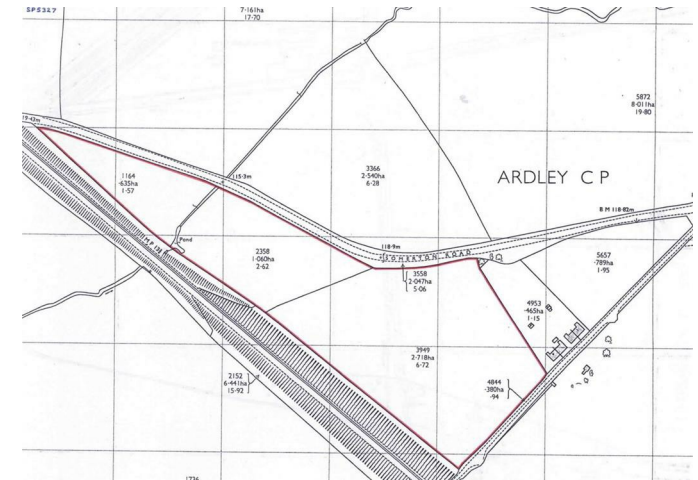


**It's rare to find a property with such potential in such a charming spot. The possibilities are endless, the end result will be spectacular.**

Former farm sat in wonderful open countryside just 6 miles from Bicester - 2 bedroom detached house of c.1,000 sq ft plus c.11,000 sq ft of agricultural buildings on 4.4 acres - further 10.9 acres of arable included - huge potential for single or multiple dwelling development, subject to consent.

Fewcott and Ardley are a pair of linked villages on the Northern edge of Oxfordshire. Their history dates back to the 12th century and evidence of their origins can still be seen at both the Ardley Castle mound and the Church of St Mary. They are exceptionally well located with good schooling in nearby Fritwell, several pubs nearby, lovely rolling countryside; and transport links are exceptional with M40 junction 10 nearby (where there are various shops including Costa, M&S, W H Smiths etc) and Bicester North mainline station with a fast train to London Marylebone just 4 miles distant.

Crossroads Farm is a unique event. Sitting just half a mile outside the village, it's surrounded by open land. Owned by the same family for many years, it has been dormant as an active farm for some considerable time. It offers a quite extraordinary potential for reinvention. Extensive agricultural barns and outbuildings cover more than 11,000 square feet, ranged round a concrete hard standing, with a two bedroom house just adjacent. Looking around in any direction, all you can see is fields as far as the horizon. And yet the access to everything is extremely easy, with the various road and rail links just a few miles distant.



The main house is a 1920s rendered cottage with two fair sized bedrooms that share an upstairs bathroom. In addition there is a shower room downstairs next to a utility room. The living and dining rooms have been combined in more recent times hence this is quite a significant space, with a fireplace at one end. It has also been extended more recently and as a result the kitchen is large with modern units. We would suspect the house could be extended very significantly, subject to the usual planning consents, if desired.

The farm buildings offer a bewildering range of opportunities, depending on need and planning constraints, investigation of which we would be able to assist with if you desire. There are various large open-fronted "Dutch" barns along with enclosed barns, variously built for the storage of livestock feed and farm equipment. There is an argument that "Class Q" regulations, whereby agricultural buildings can be redeveloped for residential use, may offer an opportunity to construct more than one residential dwelling. In total these extend to around 11,000 square feet hence the potential here looks extensive.

The wider land within the main triangle of the farm is mainly laid to pasture, surrounded variously by hedgerows and stock-proof post and wire fencing. It is fairly flat, with a wonderful open outlook in most directions and no other building nearby or overlooking. The North-East boundary sits up against a railway line, however this is sink into a deep cutting hence no train is visible and it's our understanding from the vendors that there is little noise when one does pass by. The South and West boundaries border small single track lanes, hence there is really very little passing traffic. Note that the property also owns a further section of arable land, just to the East, extending to just under 11 acres. This is currently classified as agricultural, arable farmland.

Currently subject to an agricultural tie  
- please ask for further details.





Private water, mains electric

Cherwell District Council

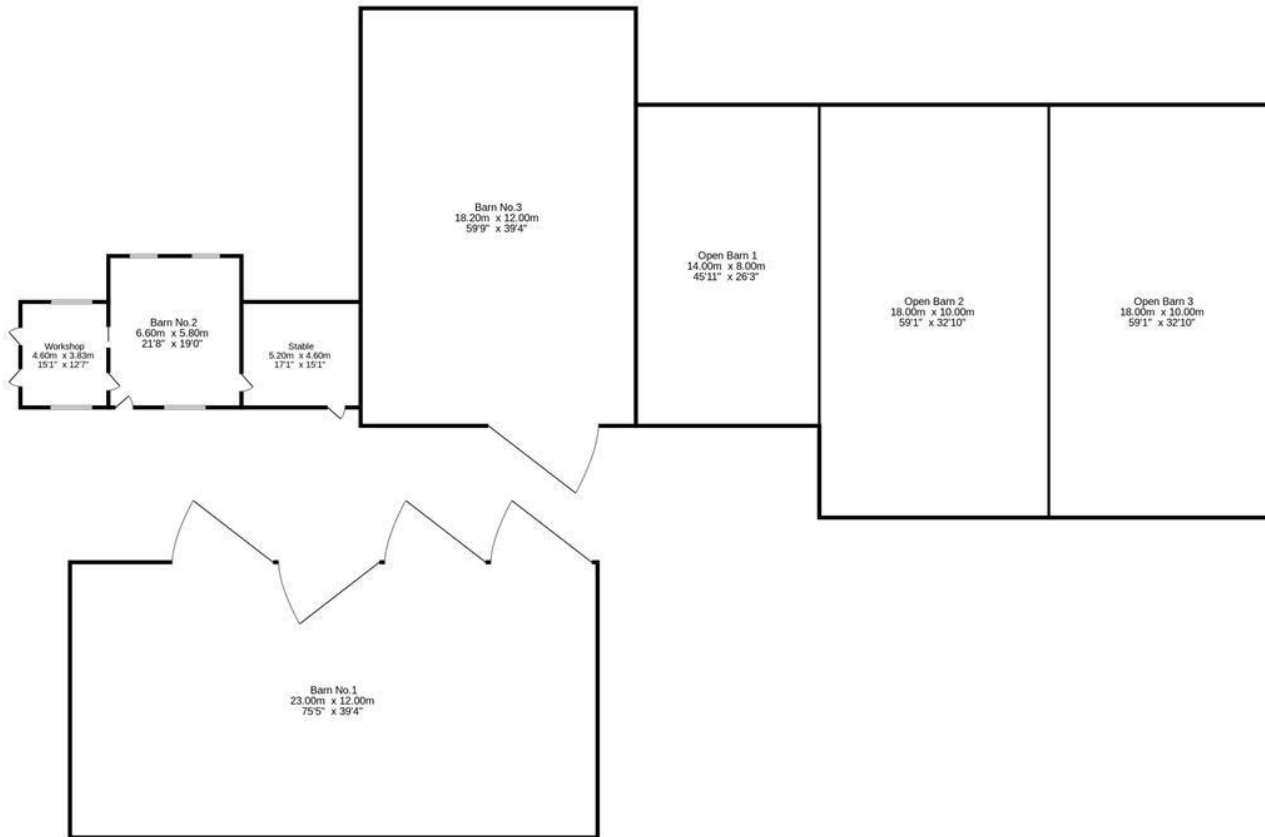
Council tax band E

c.£2,549-76 p.a. 2022/23

Freehold.



# Ground Floor 1046.1 sq.m. (11260 sq.ft.) approx.



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TOTAL FLOOR AREA : 1046.1 sq.m. (11260 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			99
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

to discuss this property or to arrange a viewing please call, or drop us a line  
[interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

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