



, Caversfield, OX27 8RE

Offers Over £1,000,000

The opportunity to create two superior modern properties in a discreet location within a very short distance of all amenities including Bicester Heritage, Bicester Village, plus road & rail to London/ Birmingham

DEVELOPMENT OPPORTUNITY. Existing 4,500+ sq ft barn conversion to purchase with planning in place for you to create two superb quality homes, in a discreet location on the edge of Bicester. Available for outright purchase, or Joint Venture considered with the current owners.

Caversfield is a little-known but actually rather fascinating village to the North edge of Bicester. Dating back well over a thousand years the village has a deep feudal history with much of the land owned by a succession of Manorial families. There was little to denote a village until the late nineteenth century, barring the church which dates to the 10th century, and a few houses serving the Manor of which this is one. Today Caversfield is a pleasant place to live just outside Bicester hence it enjoys that ideal mix of being away from a thriving town but so close to it that it can take advantage of all the amenities.

The Bothy is a completely unique barn sat at the very edge of the town, a few hundred metres from the World-famous Bicester Heritage centre for historic vehicles. Our clients purchased the property semi-derelict in 1982 and went about a comprehensive rebuild and redesign, all while trying to bring up a young family! The result is an unusual and exceedingly roomy house that is also incredibly interesting. Nowhere is this more true than the 45 ft long vaulted games room which has hosted many a fabulous party! The layout of the house is such that it has served the family perfectly for all ages - from the younger stages when everything is centred around the kitchen, to teenagers needing their own space to escape. It is also located in a secluded spot behind Brashfield House, probably a nightmare for the DPD driver to find but all the more discreet and peaceful for it. Note that there is planning in place to split the house and redevelop into two fabulous homes (see separate listing). That very fact is likely to mean evolving the current house and keeping it as a single dwelling if desired would also be viable.

For ease, we start the tour at the kitchen. Wide and light, it is fitted in a classic farmhouse style, timber units topped off with granite, running round three sides and culminating in a peninsular with a breakfast bar that seats four with ease. Everything needed for a busy and able cook is here - five ring gas hob, stainless Neff double oven, and plumbing/ space for every combination of white goods - along with a utility/ cloak room to the left side. Turn right and the dining room is next door, providing a large, light and practical eating space. Continue along and the next door opens into a characterful living room whose central focus is a wood burning stove set into a stone fireplace. As with much of the house, roof lights in the ceiling to the rear bring in huge amounts of light and these combined with the windows looking over the garden make this a positive and bright space. Past the fireplace a further door leads to a hall which is, effectively, a suite of rooms. The front door to the right is set opposite store cupboards on the left, and beyond there is first off a cloak room, then the study/ office, then a large double bedroom with en-suite.

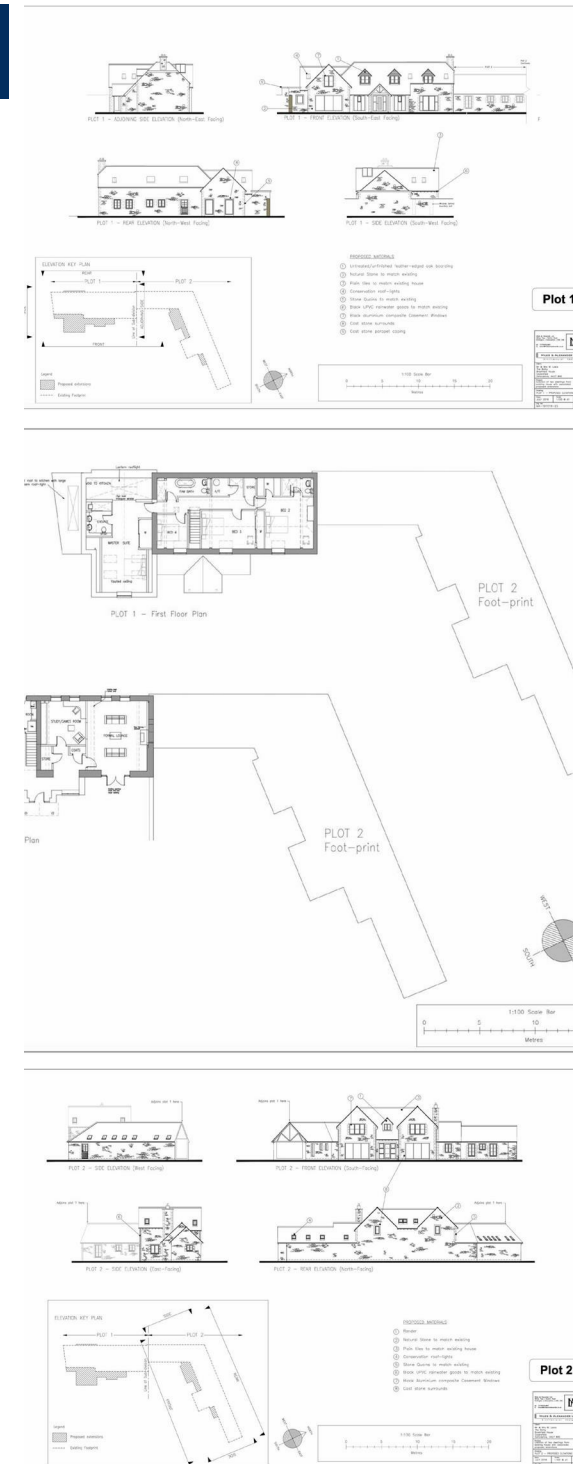
Head back though the kitchen and the other end of the house ranges off a lengthy hall. First, three double bedrooms sit next to each other, all with the same roof lights at the rear. Then opposite the stairs the ample family bathroom is immaculately presented. And next door with its own dedicated en-suite shower, the main bedroom is well over 20 feet square, a significant space by any measure! Note that beyond this, on our plan, there is a further room that has been created for guest space/ overspill/ home office, which is currently reached from the garage side. It could of course be connected to this bedroom if desired, perhaps as a dressing room of substantial size. It is connected to the double garages, next door to which is the mower shed/ log store.

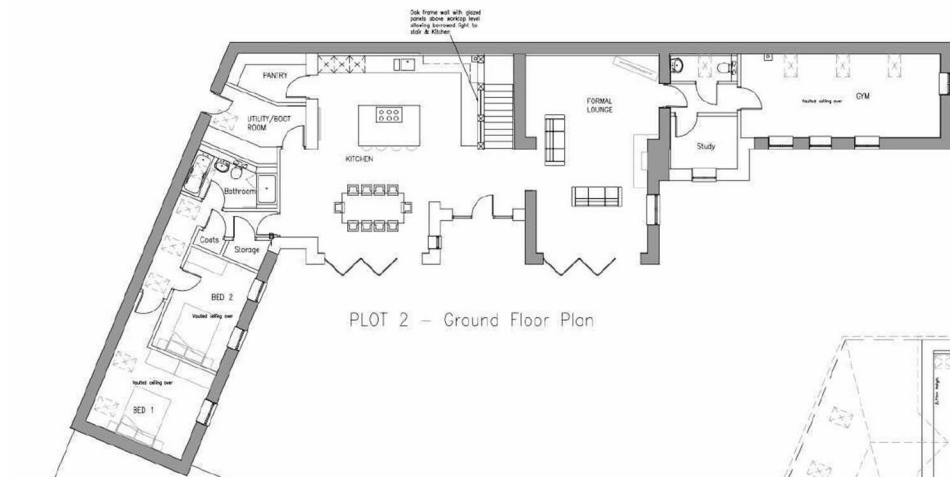
And then there's upstairs. At the top of the staircase the play room is extraordinary. On its own, it occupies a footprint equal to many two bedroom apartments, with the combined ceiling height of many two storey houses. At present it houses a pool table, table tennis table, sofa, tv etc and all are completely dwarfed by the space. But it's still a cozy and inviting room as the light is so great from dormer and roof windows on either side. As a cinema room this would have few rivals; and it could give many recording studios a run for their money; just don't let the children get their bikes up here as we suspect you could have some devastating races round the furniture... And next door a smaller room is still large enough to be used currently as a home gym.

Outside needs elaboration. The driveway up to the house enters a large block paved parking area ample for a good number of vehicles that runs the width of the front of the house and culminates outside the garages. The garden is split into two halves by the old stone walls, both substantial spaces that are mostly lawned with various trees and shrubs, mainly to the sides. With nothing overlooking on any side, it is very secluded and peaceful space, also very secure for children and animals alike. In all, the plot runs to around half an acre.

The Bothy is currently a large and characterful barn, converted in 1982 to residential use. Our vendors have decided to downsize and have gained planning permission to split the property into two and redevelop the existing structure to create a pair of outstanding premium homes that will also be highly efficient. They are open to suggestions as to how the redevelopment deal could be structured as they work within the property business themselves. Hence while they would prefer to sell "as is", they would potentially be open to some form of joint venture discussion if that were your interest. What follows below is the tour of the property as it stands today; the imagery here is as per the planning granted. NOTE Plot 1 has a gross internal square footage of 3,513, Plot 2 is 3,153, and both have an outbuilding of 490 sq ft.

- Fantastic space throughout
- Up to 5 further bedrooms
- Lovely walled gardens
- C.7,600sq ft incl car barns
- Peaceful & secluded
- Huge, vaulted play room
- Generous garaging & parking
- Large main bedroom & en-suite
- Gym, living, dining rooms
- Development granted





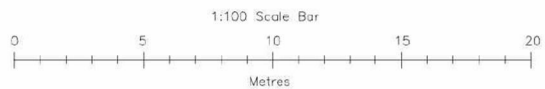
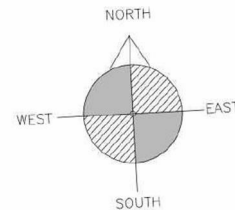
PLOT 2 – Ground Floor Plan



PLOT 2 – First Floor Plan

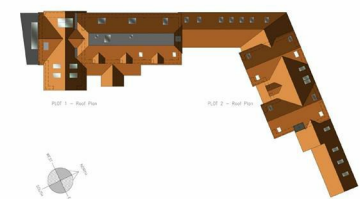
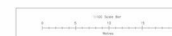
PLOT 1
Foot-print

PLOT 1
Foot-print



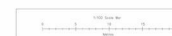
WINDOW FRAME DETAIL

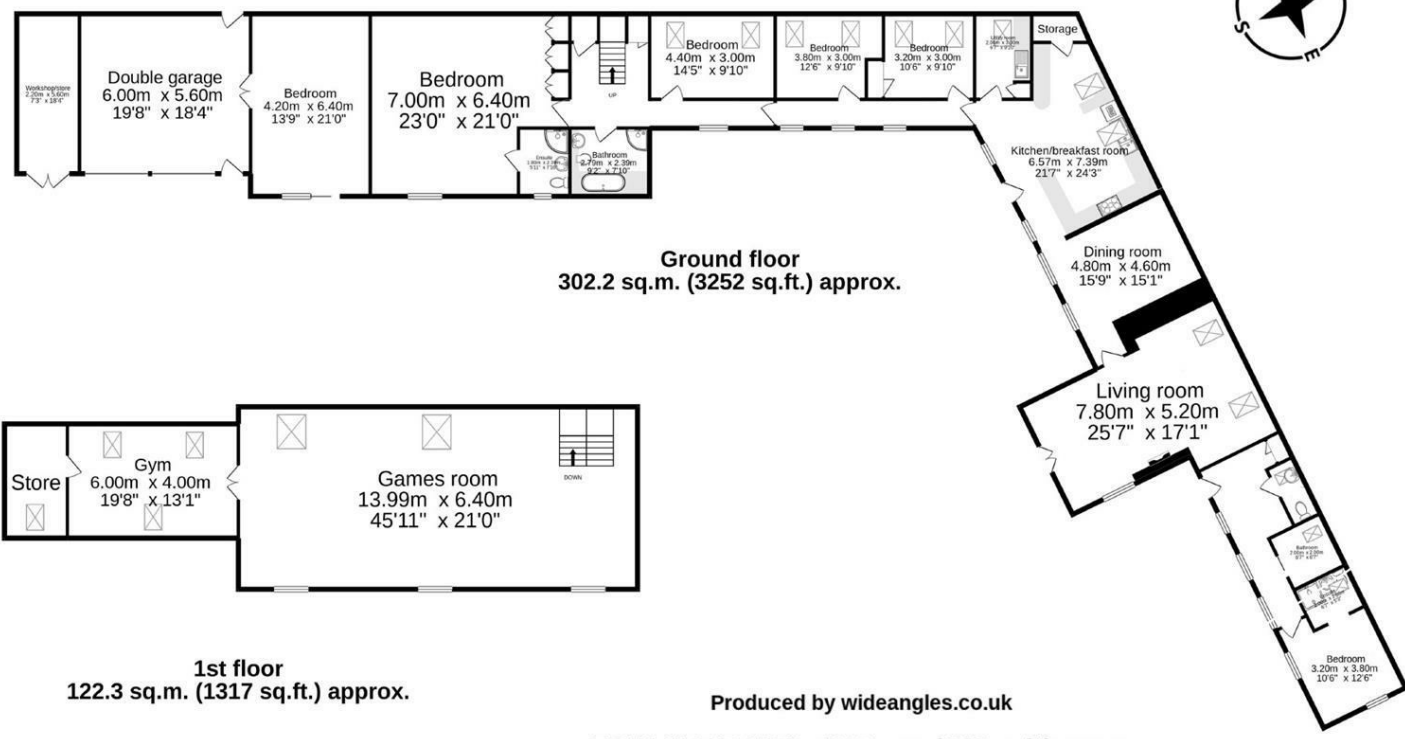
- FINISHED MATERIALS
- ① Interlocking concrete paving (except wet weather)
 - ② Oak panel & beam floors
 - ③ Oak panes to main window frames
 - ④ Oak floor boards
 - ⑤ Oak frame, sashes & window units



PLOT 1 – Roof Plan

PLOT 2 – Roof Plan





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	1	1
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

01869 343600

Important Notice
 These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.