



This image shows the approximate demarcation of land for sale and is for reference only. Solicitor / Land registry documents to be provided to clarify exact demarcation of land for sale.

1 The Cottages, Oakley Wood Farm Oakley Wood

Benson, Wallingford, OX10 6QG

Guide price £850,000



Planning approved for a light and spacious eco home set within approx. 4 Acres of land, including woodland and grazing fields, designated as "Area of Outstanding Natural Beauty"



Description

The approved plans feature a two-story, 5-bedroom, eco-home, designed with expansive glazing to maximise natural light and enjoyment of the surrounding rural views.

Set within approx. 4 acres of land, including woodland and grazing fields, designated as 'Area of Outstanding Natural Beauty'.

Designed by local award-winning architects, Lapd Architects.

- The plans features:
- Ground floor: 116sqm
 - Garage: 36sqm
 - First floor: 139sqm
 - TOTAL: 291sqm

Situated within an easy drive to Wallingford and Henley-on-Thames. Featuring popular marketplaces, shops, cafés, bars and restaurants along with Waitrose and Lidl.

Easy access to the M4, M40 and A34. Harwell campus and mainline stations can be found at nearby Cholsey & Didcot.

The plot currently contains 2 timber properties, in liveable condition.

NOTE: Heating type Air Source Heat Pump is what is specified for the new build, currently the property is electric heating.

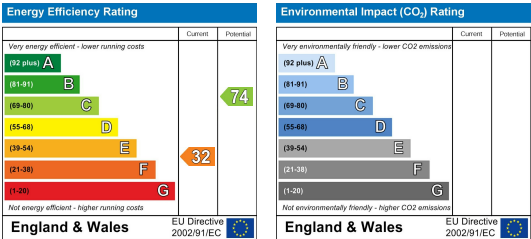
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.