MANOR

HOME FARM HIGH STREET

FINSTOCK | OX7 3BY



High Street - Finstock: A rare opportunity, with appeal to a range of buying criteria.

Situated within a stunning countryside landscape, the original and existing property is a period cottage, renovated to a point with real care and thought.

The work so far has been designed to enhance the character of the original building. A planning application is in place to extend the cottage considerably, which would create a sizeable main residence.







One of the converted outbuildings is already a functioning residence, while the second, a double garage/barn style outbuilding, has planning permission for conversion into further residential accommodation.

The property sits in 4 acres of stunning countryside and has been used as a farm smallholding with livestock. The mature grounds include an apple orchard along with several paddocked areas.

There is plenty of scope to create a luxury rural retreat, whether for personal enjoyment or as an investment. The immediate area has a reliable market for high specification rentals, particularly among those hosting large groups who expect the highest standard of living accommodation. With the amount of residential space available and the surrounding landscape, the property could become a sought after destination for those visiting to enjoy the likes of Estelle Manor, Charlbury. Soho Farmhouse, and various other hotspots.

Further development may be possible, subject to the usual planning consents and the conservation area designation. We would encourage all interested parties to carry out their own due diligence on feasibility.

















EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION

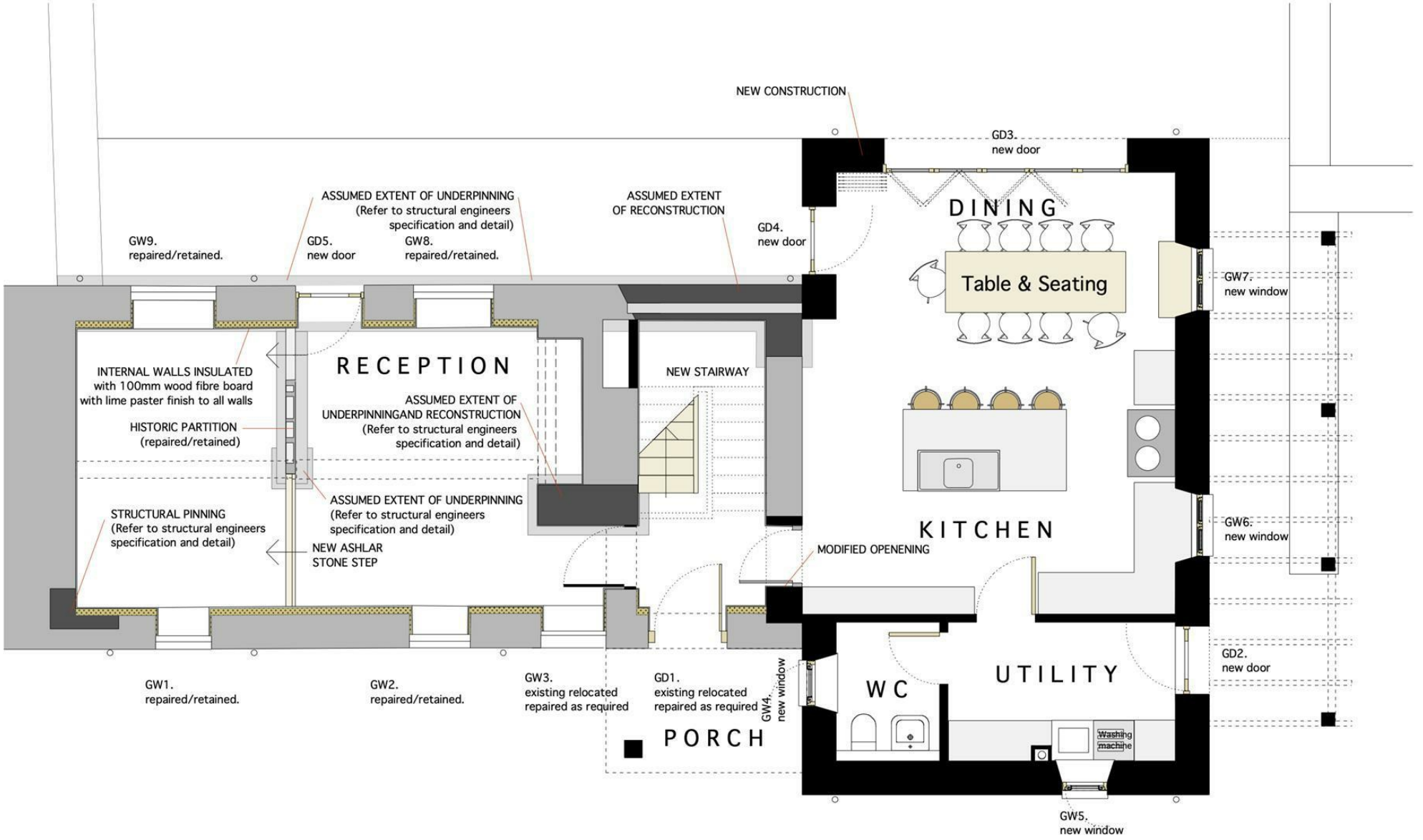


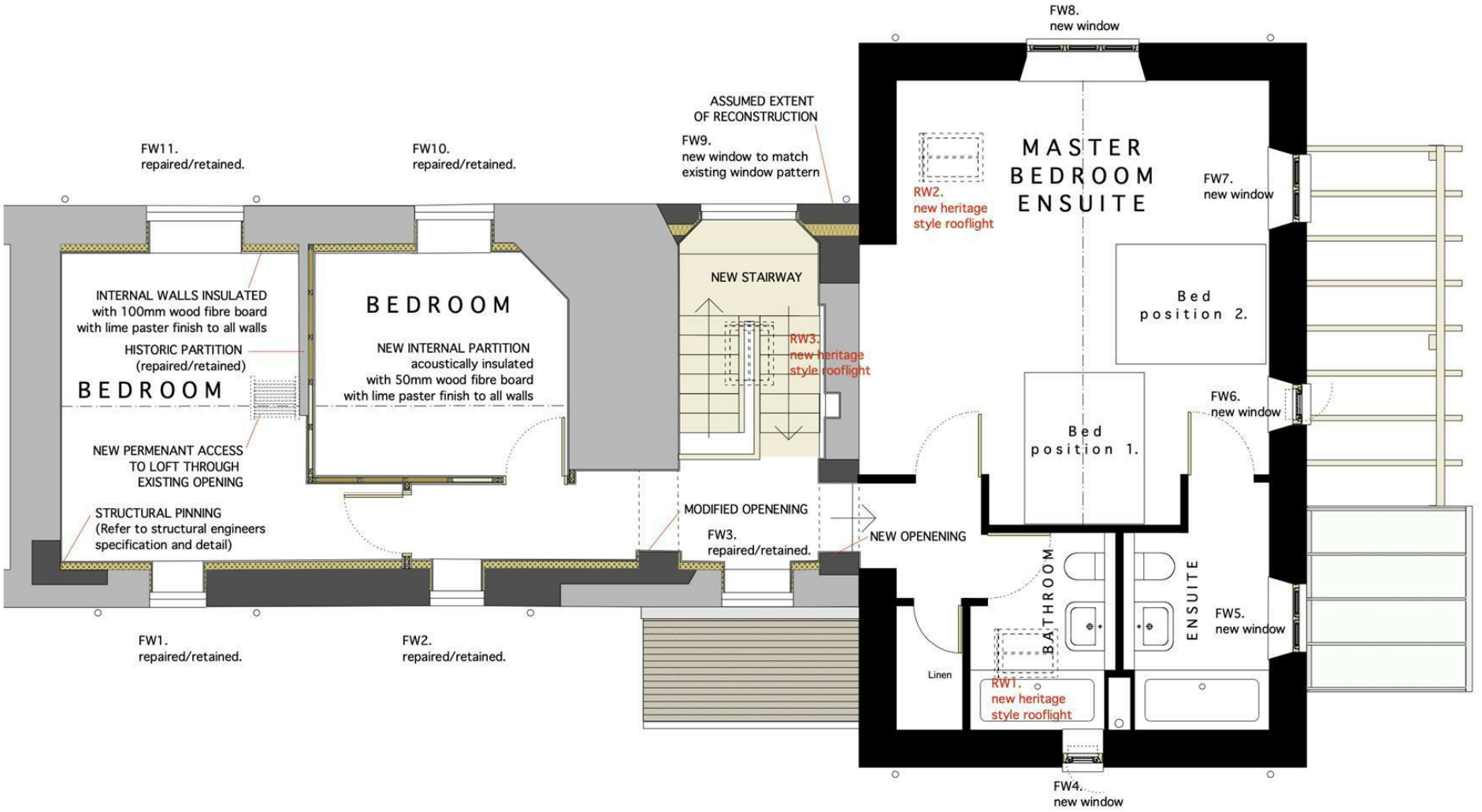
EXISTING SOUTH ELEVATION

NOTE.
LISTED BUILDING APPLICATION as an ADDENDUM to:
WODC LISTED BUILDING CONSENT 16/02084/LBC
WODC HOUSE HOLDER APPLICATION 16/02083/HHD
Proposed Alterations and Extension to Home Farm, Finstock.



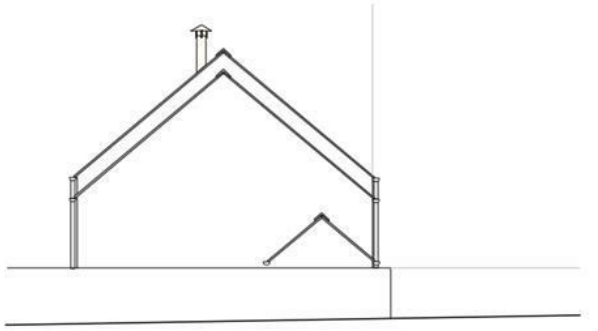
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NEW CONSTRUCTION
GD3.
new door
DINING
Table & Seating
GW7.
new window
ASSUMED EXTENT OF UNDERPINNING
(Refer to structural engineers
specification and detail)
ASSUMED EXTENT
OF RECONSTRUCTION
GD4.
new door
GW9.
repaired/retained.
GD5.
new door
GW8.
repaired/retained.
RECEPTION
NEW STAIRWAY
INTERNAL WALLS INSULATED
with 100mm wood fibre board
with lime paster finish to all walls
HISTORIC PARTITION
(repaired/retained)
ASSUMED EXTENT OF
UNDERPINNINGAND RECONSTRUCTION
(Refer to structural engineers
specification and detail)
ASSUMED EXTENT OF UNDERPINNING
(Refer to structural engineers
specification and detail)
STRUCTURAL PINNING
(Refer to structural engineers
specification and detail)
NEW ASHLAR
STONE STEP
KITCHEN
GW6.
new window
MODIFIED OPENENING
GD2.
new door
UTILITY
WC
Washing
machine
GW4.
new window
GW1.
repaired/retained.
GW2.
repaired/retained.
GW3.
existing relocated
repaired as required
GD1.
existing relocated
repaired as required
PORCH
GW5.
new window

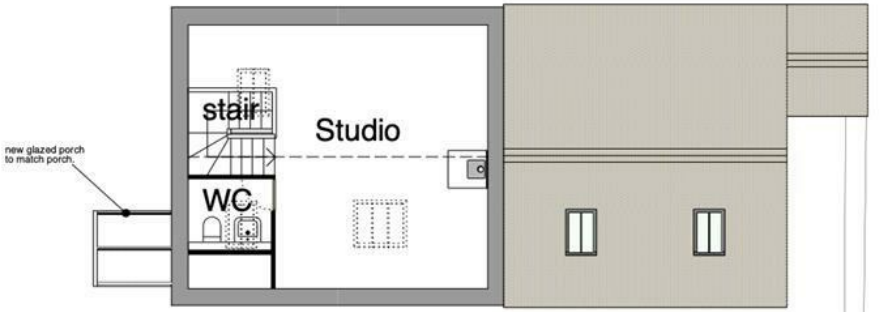

FW8.
new window
ASSUMED EXTENT
OF RECONSTRUCTION
FW9.
new window to match
existing window pattern
FW11.
repaired/retained.
FW10.
repaired/retained.
RW2.
new heritage
style rooflight
MASTER
BEDROOM
ENSUITE
FW7.
new window
INTERNAL WALLS INSULATED
with 100mm wood fibre board
with lime paster finish to all walls
HISTORIC PARTITION
(repaired/retained)
BEDROOM
BEDROOM
NEW INTERNAL PARTITION
acoustically insulated
with 50mm wood fibre board
with lime paster finish to all walls
NEW STAIRWAY
RW3.
new heritage
style rooflight
Bed
position 2.
FW6.
new window
Bed
position 1.
NEW PERMENANT ACCESS
TO LOFT THROUGH
EXISTING OPENING
STRUCTURAL PINNING
(Refer to structural engineers
specification and detail)
MODIFIED OPENENING
FW3.
repaired/retained.
NEW OPENENING
BATHROOM
ENSUITE
FW5.
new window
Linen
RW1.
new heritage
style rooflight
FW1.
repaired/retained.
FW2.
repaired/retained.
FW4.
new window



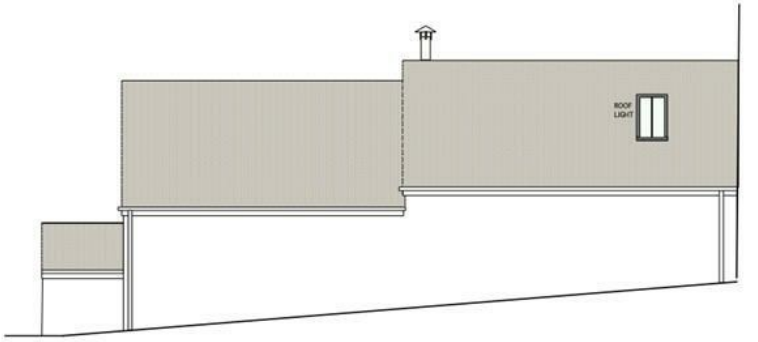
EAST ELEVATION



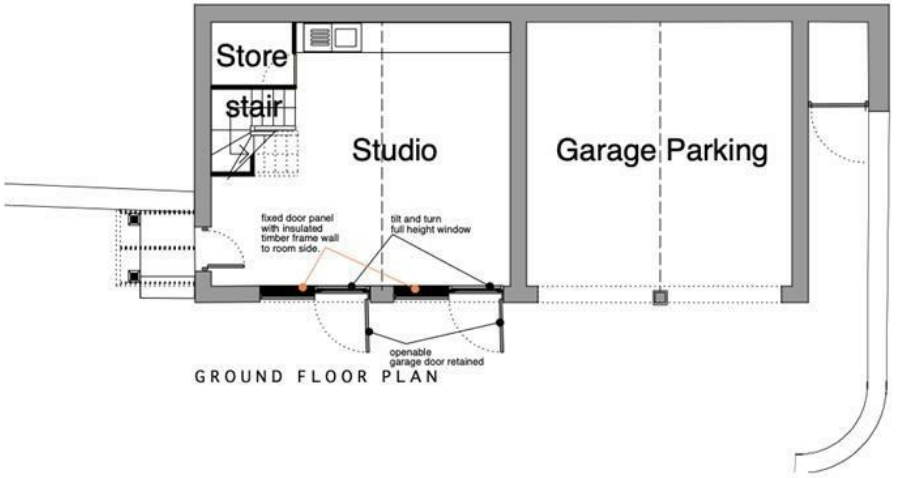
NORTH ELEVATION



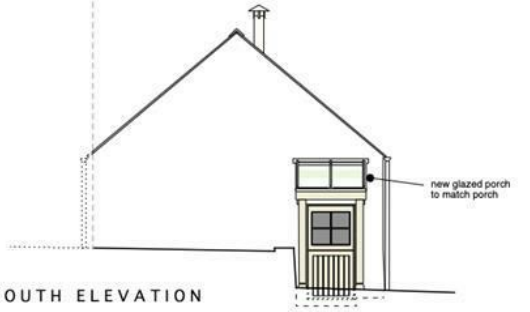
ATTIC FLOOR PLAN



WEST ELEVATION



GROUND FLOOR PLAN



SOUTH ELEVATION

CLIENT	F.G. LINDSAY	DATE: Feb 2019	JOB NO: 19–044	DRAWING NO: 008 A
PROJECT	Proposed Alterations and Change of use from Garage Workshop to the Studio Annex, Home Farm, Finstock.	SCALE: 1:100 @ A3	DRAWN: SMJ	
TITLE	Proposed Elevations and Plans			

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MANOR