



Orchard Cottage

Lew, Oxfordshire

Carter Jonas

Orchard Cottage Lew Bampton OX18 2BE

Well-appointed bungalow in the Cotswolds with extensive plot and views.

An excellent opportunity to own a compact property with outbuilding, stabling and grazing together with a bungalow which is subject to an agricultural occupancy condition. This property has an excellent outlook and is well suited to a multitude of uses including farmers, farm workers or those retired from agriculture.

In all extending to 1.78 acres (0.72 ha)

For sale by private treaty as a whole.



Location

Orchard Cottage is located on Mount Owen Road between Lew and Bampton. The Property is 3 miles from East of Carterton and 3.5 miles South from Witney (a charming Cotswold market town), 11 miles West from Oxford and 60 Miles Northwest from Central London. Rurally located, the A4095 provides a quick link to the A40 with good services into the Cotswolds and Cheltenham and into London. The nearest train station is at Hanborough, and trains run Direct through Oxford (8 mins) to London Paddington (1hr).

Amenties

Nearby Bampton (1 mile) hosts a number of local amenities including pubs, Co-Op shop, post office, community centre, library, sports ground with pavilion, an art gallery, two churches and primary school.

Bungalow

The Bungalow is a detached timber framed Scandia-Hus property with reconstituted brick clad exterior. Extending to about 1,284 sq ft it comprises front porch, entrance hall living/dining room, utility and kitchen with 3 good sized bedrooms and a family bathroom. There is a generous sized garden surrounding the property with a gate into the paddock and large driveway to the front.

In need of updating and modernisation it would also benefit from reconfiguring to produce a family home to modern standards. The property provides an excellent starting point for a sympathetic refurbishment.

Buildings

The Property benefits from a good range of additional buildings including an attached double garage (257 sq.ft), outbuilding in the paddock (1139 sq.ft), and a range of garden buildings including a greenhouse, summerhouse.

The outbuilding in the paddock is well suited to its use as a stable and multipurpose building. It is a wooden clad timber framed structure with a cement board roof. The building would serve its purpose well in providing ample storage and a dry and comfortable stable for horses.

Land

The property benefits from a large garden 0.58 acres (0.24 ha) which has a useful gate into the adjacent paddock. Extending to 1.20 acres (0.48 ha) the land is all permanent grass and has been used for livestock grazing purposes in the past.

The land slopes gently towards the road and farmyard next door.

Floor plan

Orchard Cottage

Approximate gross internal area

Main House: 1,284 sq ft / 119 sq m

Garage: 257 sq ft / 24 sq m

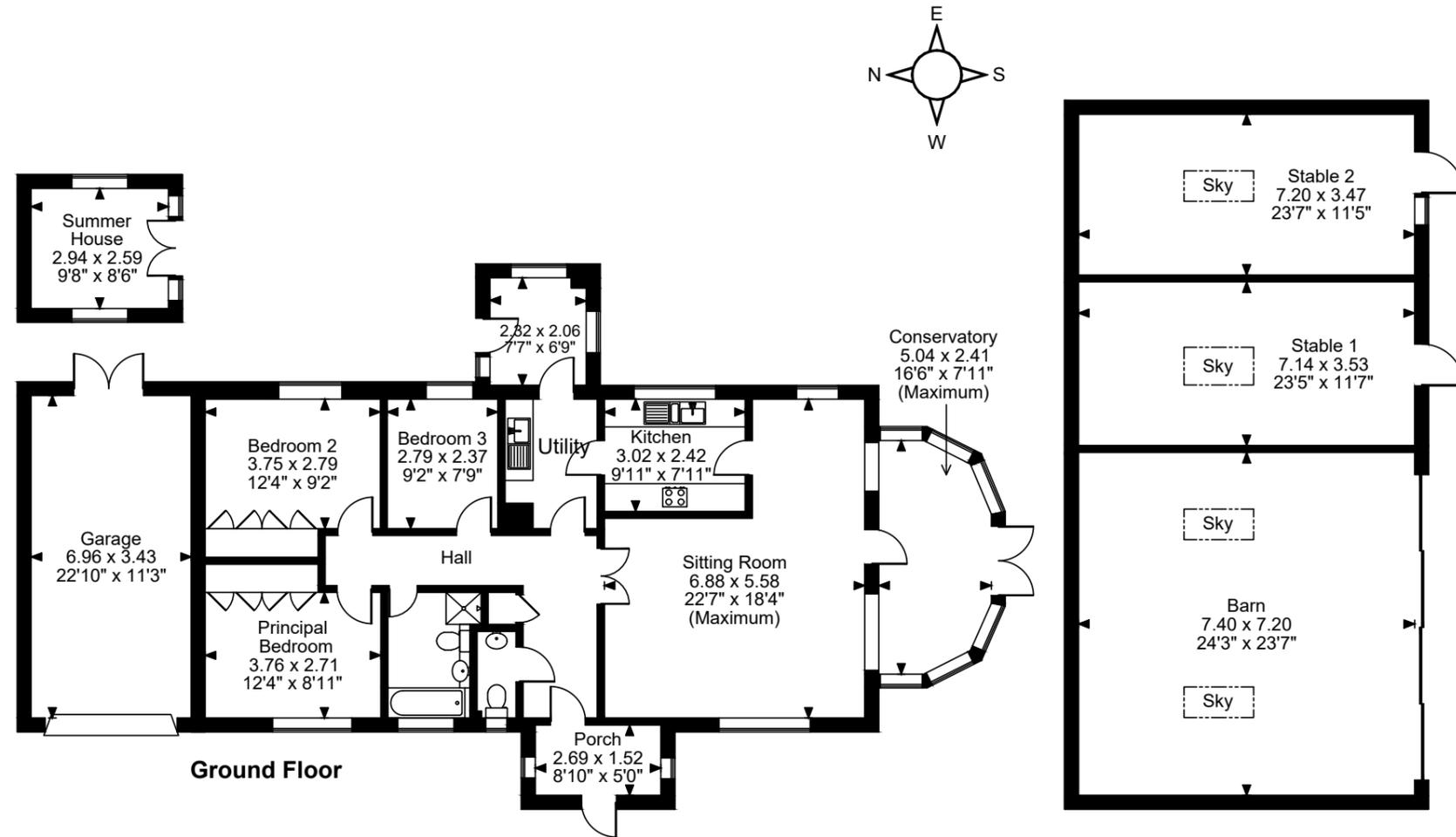
Outbuilding: 1,139 sq ft / 106 sq m

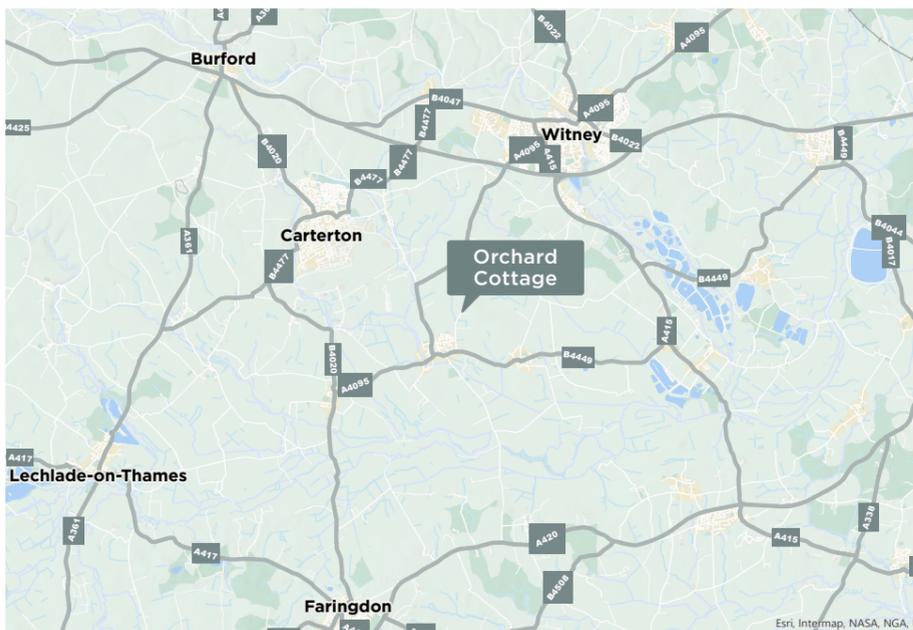
Summer House: 82 sq ft / 8 sq m

Total: 2,762 sq ft / 257 sq m



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances and other features are approximate only.





Method of Sale

For sale by private treaty as a whole.

Tenure & Possession

Freehold with vacant possession available on completion.

Planning

The property is sold subject to an agricultural occupancy condition which confirms 'The occupation of the dwelling(s) shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined by Section 290(1) of the Town & Country Planning Act, 1971, or in forestry, or a dependent of such person residing with him or her or a widow or widower of such a person.'

Further details available on request.

Services

We have not undertaken our own investigations but understand that mains water and electricity serve the main house. Drainage is to a private system and heating is electric.

Additional Information

A virtual tour can be provided on request.

Wayleaves Easements & Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes, whether specifically referred to or not

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agents nor the vendor takes responsibility.

Sporting Timber & Mineral Rights

The mineral, sporting and timber rights are included in the sale of the freehold in so far as that are owned.

EPC ratings

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Local Authorities

West Oxfordshire District Council

<https://www.westoxon.gov.uk/>

Viewings

Viewings are by appointment only by contacting the sole selling agents Carter Jonas, Oxford.

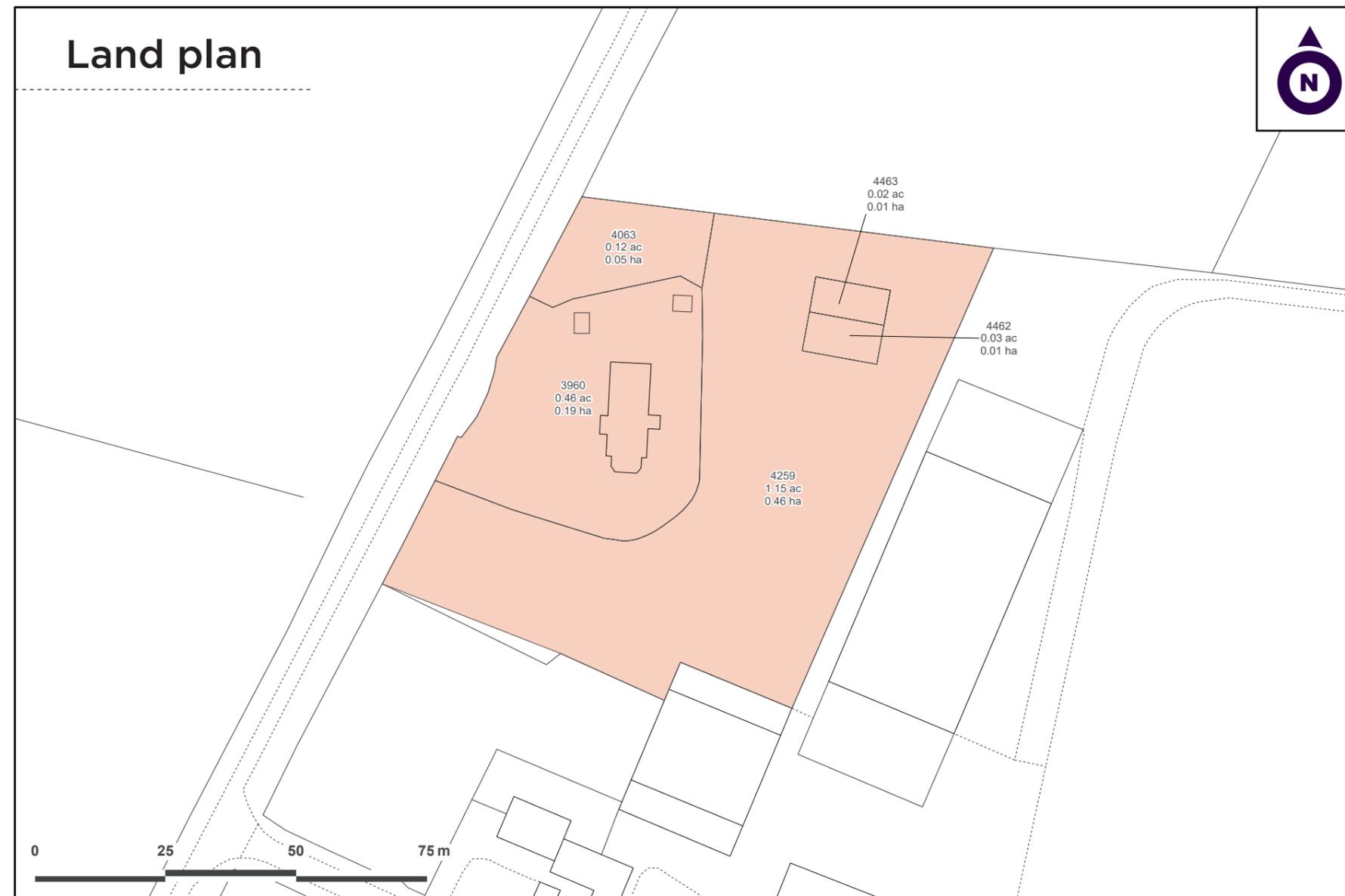
Directions

Exit the A40 at the roundabout onto Downs Road, and driver towards Curbridge. Take the First Right turn onto Well Lane and then turn Right onto the A4095 (Bampton Road). Take the Left turn towards the Cotswold Manor estate and before you reach it take the right hand turn onto Mount Owen Road. Along that road is a small hamlet, cluster of houses, Orchard Cottage is amongst those.



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Land plan



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Important information

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