



Hall Farm

FRINGFORD

Carter Jonas

HALL FARM
FRINGFORD
BICESTER
OXFORDSHIRE
OX27 8DP

An attractive farm with an extensive range of traditional buildings in a sought-after village location.

Hall Farm comprises a 6-bedroom Cotswold farmhouse with adjacent traditional buildings, modern farm buildings and pasture. The property provides excellent scope for sympathetic modernisation and enhancement throughout to form an exceptional family dwelling and ancillary space

In all extending to about 23.88 acres (9.66 ha).

For sale by Private Treaty as a whole or in 2 lots

Carter Jonas



23.88 ACRES

9.66 HECTARES



BICESTER
3 MILES

BUCKINGHAM
9 MILES



AMENITIES

Fringford is a village and civil parish in Oxfordshire, about 4 miles (6.4 km) north east of Bicester. The village is home to St Michaels and all England Church, Fringford Church of England Primary School and benefits from one public house, the Butchers Arms.

Nearby Bicester (3 miles) provides excellent additional amenities including a range of large supermarket chains, entertainment facilities and a cinema complex. Bicester Village shopping centre is a key attraction for the area and provides excellent shopping facilities. The town benefits from a mainline train station.

There are excellent preparatory and senior schools including Radley, Stowe, St Edwards, Bruern Abbey and Bloxham's.

PROPERTY

Lot 1 comprises a 6-bedroom Cotswold farmhouse with adjacent traditional buildings, modern farm buildings and 9.54 acres (3.86 ha) of pasture.

Lot 2 consists of 14.34 acres (5.8 ha) of pasture.

LOCATION

The property is Situated within the village of Fringford but with close access to major roads. Bicester is 3 miles, Brackley is 8 miles and Buckingham is 9 miles. The M40 J10 is 4.5 miles from the property providing easy access to London 68 miles (1 hour 33 minutes). Bicester provides direct rail services to London Marylebone (51 minutes).



FARMHOUSE

Hall Farmhouse is a three-storey grade II listed period dwelling, sited adjacent to the farmyard and courtyard with a garden to the front and side. The property extends to in excess of 2,708 sq ft over three floors.

Cotswold Stone built with rendering, it provides light and spacious living space together with a cellar. The handsome property retains a great deal of charm and character providing two reception rooms, kitchen, office, dining room, washroom and stores on the ground floor with 4 bedrooms and a bathroom to the first floor and 2 further loft rooms that could be utilised as an additional two bedrooms.

The property is in need of modernisation or redevelopment to bring it up to current standards.

FARM BUILDINGS

Located south of the farmhouse, the farm buildings provide good mixture of traditional and modern accommodation extending to approximately 4,498 sq ft.

Accessed through an archway, the courtyard of traditional buildings provides major scope for improvement and the possibility of additional uses. The buildings consist of a Grade II listed barn and adjoining barns, car port, storage shed and larger general purpose shed. The buildings are of Cotswold stone construction with concrete floors and a mixture of clay tile, corrugated sheeting, fibre cement and slate roofs. There is also a dovecote open to the rafters located above the office in the farmhouse.

The modern buildings consist of a concrete frame general purpose agricultural building with breeze block walls, a concrete floor, Yorkshire boarding and fibre cement roof. The other being a steel portal frame grainstore with a concrete floor, corrigated tin sheeting under a fibre cement roof. Both would also lend themselves to equestrian purposes subject to necessary permissions. There is also a pole barn situated within the yard area.

The yard itself is a mix of concrete and scalping's, providing excellent hard aprons for storage, material handling, access and parking.

LAND

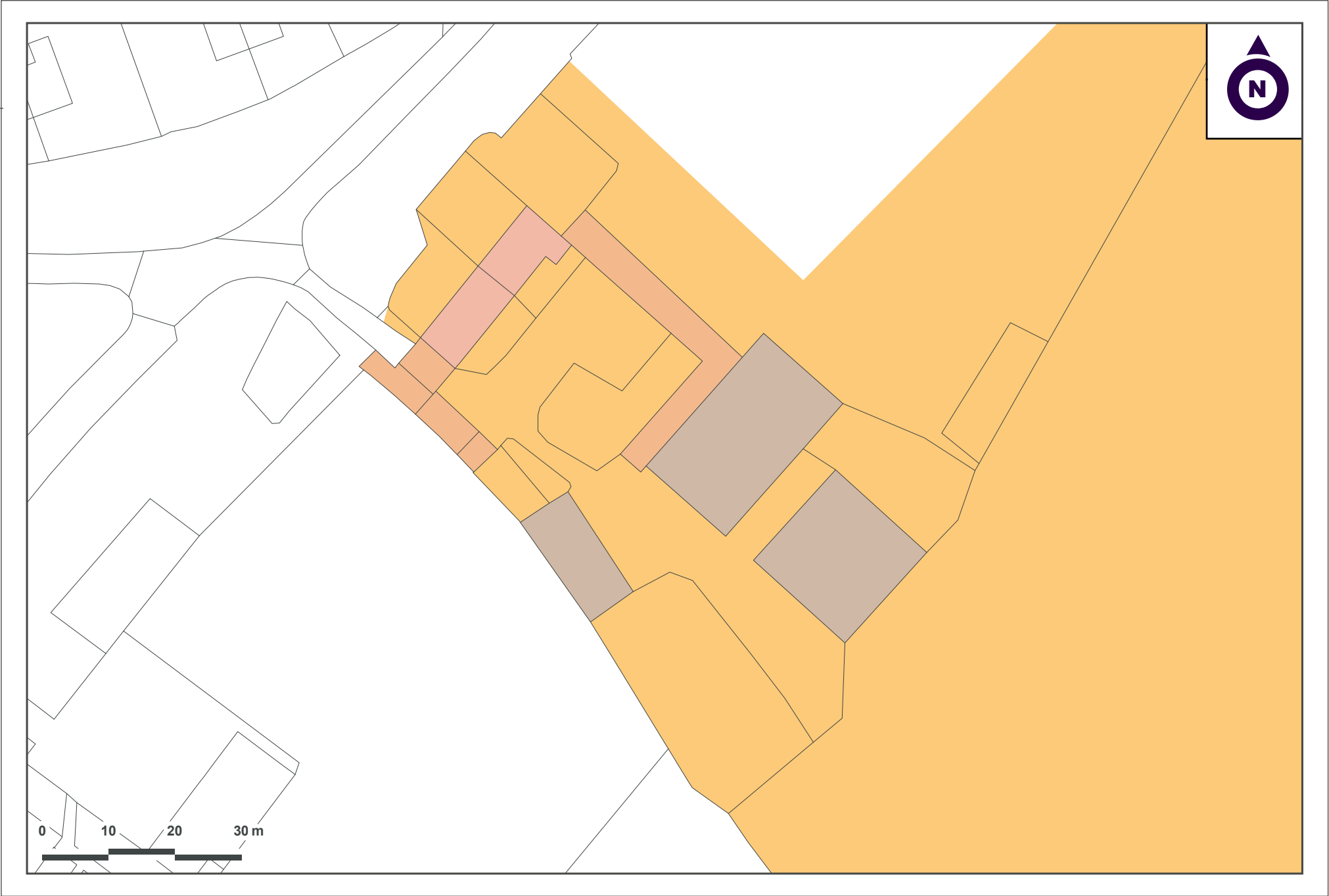
Providing pasture for amenity and equestrian purposes, the land is surrounded by mature hedges and extends to 23.88 acres (9.66 ha) overall. The land can be accessed via the farmyard or to the South of the property through a field gate and benefits from a water supply from the farmyard. Additionally, there is 14.34 acres (5.8 ha) of pastureland with a historic right of accessibility via a track separating the 2 lots and an additional access via local pub entrance. Further details are available on request.

Classified as being a mix of Grade III on the Agricultural Land Classification maps, the land is further characterised as being freely draining lime-rich loamy soils and well suited to its current use.



BUILDING PLAN

- FARMHOUSE
- TRADITIONAL FARM BUILDINGS
- MODERN FARM BUILDINGS





METHOD OF SALE

For sale by Private Treaty as a whole or in 2 lots.

TENURE & POSSESSION

Freehold with vacant possession available on completion.

FENCING

On completion the Buyer of Lot 1 will be required to erect and thereafter maintain a boundary fence to the Vendors retained land to the north of the farmstead. For the avoidance of doubt the fence is to be livestock proof and of a specification not less than posts at 3m centres with galvanised sheep netting and two rails over.

BASIC PAYMENT SCHEME

Basic Payment Scheme entitlements for the claimable area are included in the sale.

ENVIRONMENTAL SCHEMES

The land is not included in any Environmental Stewardship Schemes.

LISTING STATUS

The property includes a Grade II Listed farmhouse and barn abutting to the east of the farmhouse.

OVERAGE

Lot 2 is to be sold with a 50% overage clause for 25 years.

SERVICES

Farmhouse: Mains water, electricity and drainage. Oil central heating. Broadband.

Farm buildings: Mains water and electricity.

EPC RATING(S)

Hall Farmhouse G.

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 agent nor the vendor takes responsibility.

SPORTING TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are included in the sale where available.

LOCAL AUTHORITIES

The property lies within the area covered by Cherwell District Council. www.cherwell.gov.uk 01295 227001

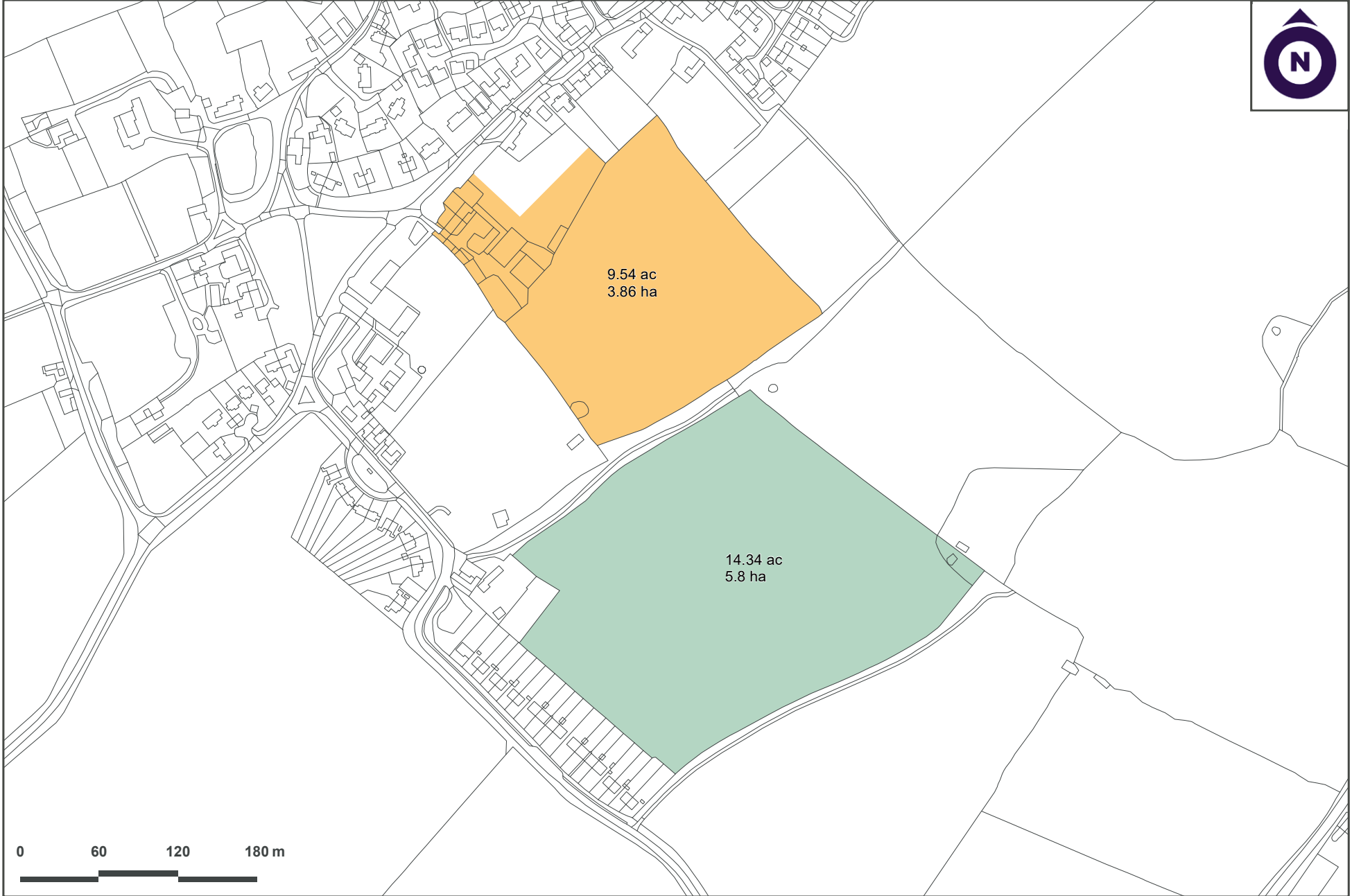
VIEWINGS

Interested parties may view the property upon appointment and accompanied by the selling agent with details to hand.

DIRECTIONS

From Oxford:
Get on Western By-Pass Rd/A34 from A420 for 2.6 miles. Continue on A34 to Vendee Dr/B4030 for 11.0 miles. Continue on Vendee Dr/B4030. Take A4095 and A4421 to Main St in Fringford. The property can be found in the centre of the village on the right side of the road.





LAND PLAN

- LOT 1
- LOT 2

FLOOR PLAN

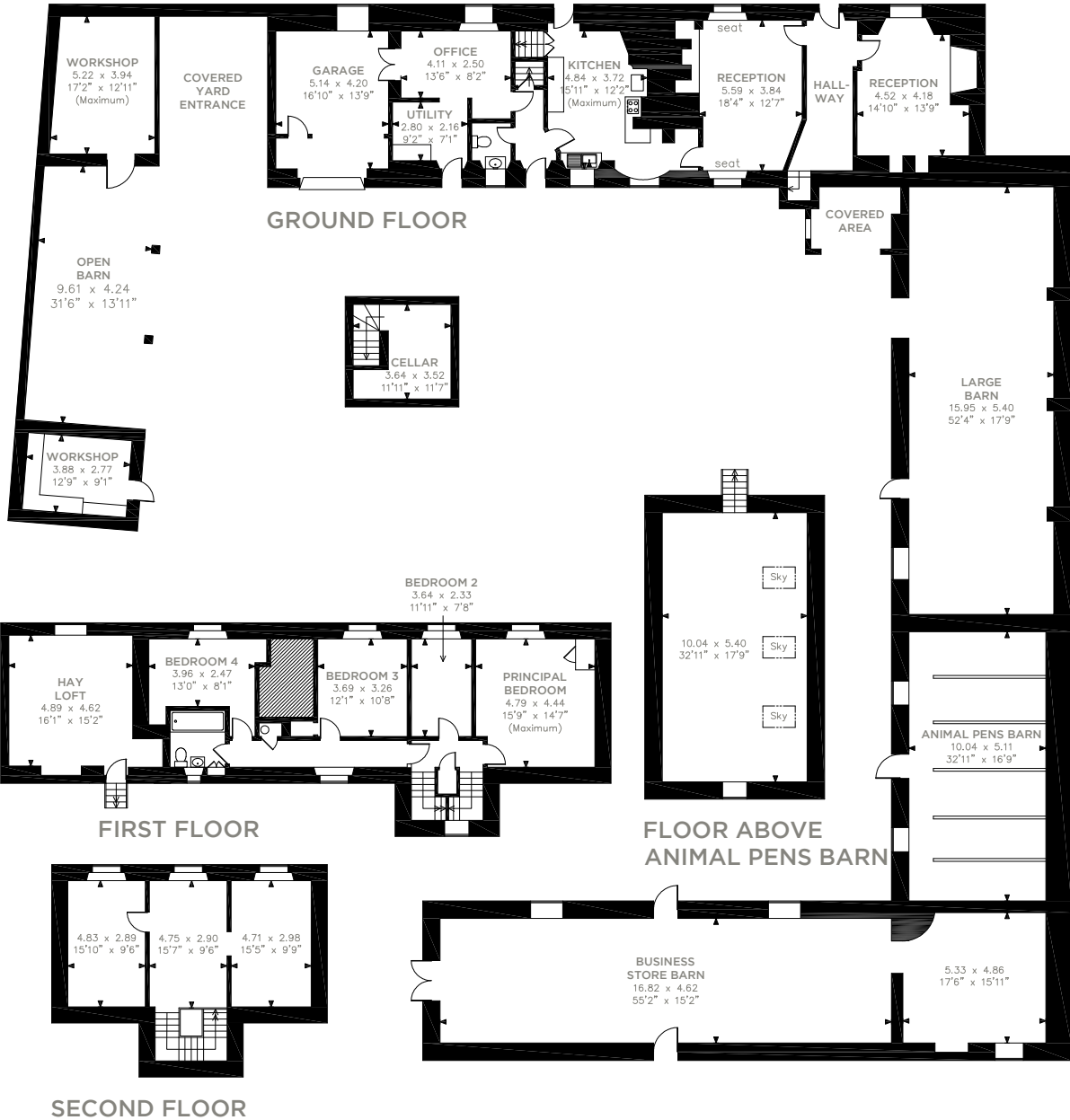
HALL FARM
FRINGFORD
BICESTER
OXFORDSHIRE
OX27 8DP

Approximate gross internal area:

Farmhouse
2,708 sq ft (252 sq m)

Buildings
4,498 sq ft (418 sq m)

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





OXFORD

01865 255150 | samuel.head@carterjonas.co.uk
01962 833386 | andrew.chandler@carterjonas.co.uk
Mayfield House, 256 Banbury road, Oxford OX27DE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.