





# 1 & 2 THE COTTAGES OAKLEY WOOD FARM WALLINGFORD OX10 6QG

C.4 acre plot including woodland  
Planning consent in place for eco home  
Various outbuildings on site  
Established mini-orchard and soft fruit beds

## DESCRIPTION

A rare opportunity to acquire a level plot extending to approximately 4 acres with planning consent for a light and spacious detached eco home within this area of outstanding natural beauty.

The approved plans are for a detached eco home with accommodation arranged over two floors, designed with expansive glazing to maximise natural light and to take in the rural views.

The accommodation breakdown is as follows:

- Ground floor: 116sqm
- First floor: 139sqm
- Double Garage: 36sqm
- TOTAL: 291sqm.

Further details on the planning consent together with associated conditions can be found on the South Oxfordshire District Council website using reference P24/S3648/FUL. The planning was granted on 9th January 2025 for demolition of existing buildings and the erection of a replacement self build dwelling and garage and associated landscape and highway works (As amended by drawings received 7 January 2025 enlarging garage size and showing solar panels).

The overall land extends to approximately 4 acres and is utilised by the current owner as a 'small holding'. There is a useful timber field shelter, chicken coup and two small storage sheds. To the side of the existing cottages is a mini-orchard and a number of soft fruit beds producing raspberries and blackcurrants. The boundary to the north is made up of a 9 metre strip of woodland which extends the entire width of the plot.

There is a gravelled parking area to the front of number one providing space for several vehicles.

## A RARE OPPORTUNITY TO SECURE A PLOT EXTENDING TO APPROXIMATELY FOUR ACRES WITH FULL PLANNING TO BUILD A FIVE BEDROOM DETACHED HOUSE



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Client:  
Project:  
Title: Oakley Wood Cottages

Scale 1:1,250 @A4 Date: 4/28/2025  
Drawn By: Dwg no:



The properties are attractively located in a semi-rural setting just off the A4130, well placed for easy access to Wallingford, Oxford, Reading and Henley-on-Thames. The transport links of the M40, A4074, trains from Didcot or Cholsey and London Heathrow are close by, and there are excellent pubs and restaurants within a short drive. Oakley Wood is close to a number of popular private schools such as Cranford House for girls and Moulsoford for boys, Pangbourne College and the Oratory School in Reading. There are also a number of excellent state schools nearby including Wallingford Secondary School, Didcot Girls School and St-Birinus (Didcot Boys), Fir Tree Junior School and Crowmarsh Gifford Church of England Primary School.

#### FURTHER INFORMATION

Existing properties council tax bands B and C.

EPC ratings: F

Mains electricity and water connected.

Private drainage.

## ADDITIONAL INFORMATION

**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

#### Directions to OX10 6QG

On the A4074 Oxford to Reading road, head south at Shillingford or west at Crowmarsh roundabouts. The properties can be found just off the A4130 down an access lane.





**Approximate Gross Internal Area 3147 sq ft - 293 sq m**

Ground Floor Area 1656 sq ft – 154 sq m

First Floor Area 1491 sq ft – 139 sq m



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