



Oxland, Maidenwells

£620,000 Freehold

11.5-acre smallholding with a four-bed farmhouse, outbuildings, equestrian facilities, modern upgrades, and development potential (subject to consent). Gardens, paddocks, and orchard included.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F



A well-positioned residential smallholding extending to approximately 11.5 acres, comprising a characterful four-bedroom farmhouse, a range of outbuildings and clear scope for further enhancement or development (subject to consent). The property has been improved in recent years, particularly in terms of energy efficiency and presentation, whilst still offering potential to complete ongoing works and add value.

The farmhouse provides spacious accommodation over two storeys, including three reception rooms, a refitted kitchen, four bedrooms and two bath/shower rooms. It retains a number of traditional features, complemented by upgrades such as internal wall insulation, an air source heat pump and solar panels.

Externally, the property is approached via a private driveway and benefits from a rear garden with mature boundaries. There is a useful range of outbuildings, including barns, sheds, stabling and a ménage, suited to equestrian or smallholding use. The land is divided into four fields, a paddock and an orchard, with stock-proof fencing and water connections.

There is also evidence of previous planning consents for up to three cottages, including partially completed works and building footings. Whilst expired, the property continues to offer potential for alternative uses or development, subject to the necessary consents.

Porch

Triple aspect windows, feature front door, quarry tiled floor

Living Room

Window to front, feature fireplace with multi-fuel stove and timber lintel

Dining Room

Window to front, Victorian fireplace, quarry tiled floor

Lounge/Kitchen

Matching base units with contrasting work surface, integrated electric double oven and hob, single drainer ceramic sink with mixer tap, dual aspect windows to front and rear, timber effect flooring, fitted carpet, feature fireplace

Utility

Double aspect windows to side and rear, feature Aga cooking range, quarry tiled floor

Kitchen

Triple aspect windows to rear, matching wall and base units incorporating built-in electric double oven and hob with extractor over, integrated dishwasher and fridge, floor and wall tiling

Rear Porch

Two double glazed external doors

Landing

Split level, window to rear

Bedroom 1

South facing with views

En-Suite

Suite comprising shower cubicle, wash hand basin & WC

Bedroom 2

Window and skylight to front

Bedroom 3

Window and skylight to front

Bedroom 4

Window and skylight to front

Bathroom

Four piece suite comprising bath, corner shower, vanity hand basin & WC, tiled floor, heated towel rail



Externally

Oxland is approached via its own private access lane. The farmhouse benefits from a generous lawned rear garden with mature trees to the boundaries.

To the south side are the footings for a previously proposed two-bedroom cottage/annexe extension.

To the north side, there is a ménage together with a range of steel-framed barns and sheds in varying states of repair, comprising: Barn (45' x 22') (13.72m x 6.71m), Shed (44' x 22') (13.41m x 6.71m), together with additional dilapidated sheds and timber stables (3 x 15' x 12' each) (4.57m x 3.66m).

Opposite the farmhouse is a range of traditional stone and brick outbuildings under slate roofs. Whilst in poor condition, these offer potential for conversion to a detached dwelling, subject to the necessary consents. To the rear lies a productive orchard.

The land extends to approximately 9 acres in total and is arranged in four fields to the north of the access lane, together with a paddock to the south. The fields comprise OS 4200 (approx. 4.63 acres), OS 2900 (approx. 2.07 acres) and OS 1900 (approx. 1.32 acres), with the paddock identified as OS 2094 (approx. 1.00 acre). The land is currently laid to rough pasture, with stockproof fencing and water connections.

To the south-east of the property is a static Granada caravan with associated sheds, set within its own enclosed area.



Approximate total area⁽¹⁾
165.5 m²
1782 ft²

Reduced headroom
2.6 m²
27 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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