



Springfield Farm, Southmoor, OX13 5HJ

Guide Price £2,250,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

An exceptional detached house and potential development opportunity in the heart of a thriving village.

Quietly tucked away in a peaceful no-through road, Springfield Farm presents an exceptional opportunity for both private buyers and developers alike. Standing in its own grounds of approximately 1.67 acres, this versatile property offers the chance to enjoy a substantial family home or explore a range of potential development options.

Built in the 1980s, the main residence extends to around 7,047 sq. ft. of living space. The large and impressive reception hall with its eye-catching feature staircase, leads to the extensive ground floor reception rooms and pool complex, whilst on the first floor is the main bedroom suite which includes a dressing room and en-suite bathroom, with six further bedrooms and five bathrooms.

In addition, the property includes a 1,719 sq.ft two-storey detached garage with office above, as well as 33' x 11'6" detached former helicopter hangar, providing further garaging or storage options.



Viewing is essential in order to appreciate the scale of the accommodation on offer.

MATERIAL INFORMATION

- Flood Risk: Very low.
- Building Safety / Planning Issues: Properties built or renovated pre-2000 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



Key Features

- Oil fired central heating (radiators)
- Double glazed windows
- Mains electricity and water are connected. Septic tank drainage
- EPC Rating: D/ Council Tax Band: G
- Broadband coverage: According to Ofcom Standard, Superfast & Ultrafast broadband speed are available at this property
- According to Ofcom, 02, Vodafone, 3 & EE are available at this property

The Location

The village of Southmoor is located approximately 11 miles west of Oxford, and 7 miles from Abingdon, and has a pub, village hall, primary school, 2 convenience stores and additional local shops.

The nearby A420 provides access to Oxford and Swindon.

PLANNING POTENTIAL

Springfield Farm is a uniquely flexible property and can be enjoyed in its current form but it also offers a number of valuable development possibilities. A pre- application for the replacement of the existing house with 10 new homes has already been submitted and the principal of re-development was given a positive response by the Vale of the White Horse District Council. This opens up the possibility of other combinations of development e.g. Retention of the existing house and a development of 5 houses as shown on Proposed site plan Rev. B which has been drafted as an example only.

Springfield Farm is being offered for sale unconditionally and any development proposals and planning applications are at the discretion and risk of the buyer following completion of a sale.



**Approximate Gross Internal Area 8767 sq ft - 813 sq m
(Including Garage)**

Ground Floor Area 4082 sq ft – 379 sq m

First Floor Area 1918 sq ft – 178 sq m

Second Floor Area 1047 sq ft – 97 sq m

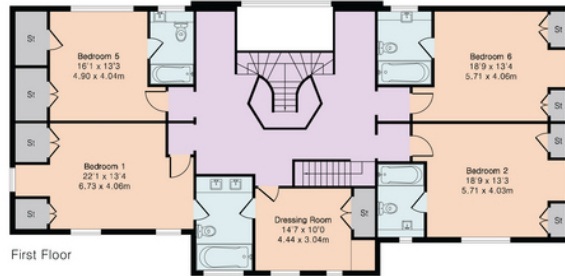
Garage Ground Floor Area 777 sq ft – 72 sq m

Garage First Floor Area 562 sq ft – 52 sq m

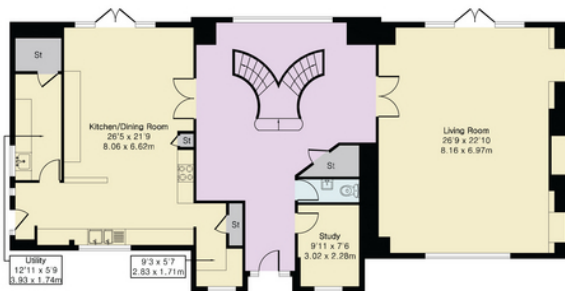
Garage Area 381 sq ft – 35 sq m



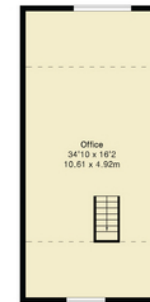
Second Floor



First Floor



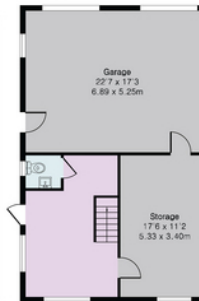
Ground Floor



Garage First Floor



Garage



Garage Ground Floor

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Abingdon Office
51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000
E abingdon@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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