



The Barn


Magpie Farm, Heythrop, Oxfordshire


**STRUTT
& PARKER**


BNP PARIBAS GROUP


Beautifully located Barn with planning permission to convert to a large single storey house in this lovely rural setting


Planning permission has been granted under West Oxfordshire District Council ref 24/03242/PN56 for conversion of the agricultural building to create a residential dwelling in this lovely location


**3 RECEPTION ROOMS**


**5 BEDROOMS**


**5 BATHROOMS**


**PARKING**

**3.8 ACRES**

**FREEHOLD**

**RURAL**

**4,372 SQ FT**

**GUIDE £1,250,000**



Situation

The barn is located, on its own, on a quiet lane between Little Tew and Heythrop in the stunning north/west Oxfordshire countryside.

Heythrop is a pretty, sought after village near the market town of Chipping Norton on the edge of the Cotswolds. With origins dating to Norman times, it took its current form in the early 19th century when the wealthy industrialist Albert Brassey built a 'model village' consisting of estate cottages for the staff and farm workers of Heythrop Park.

Chipping Norton provides for everyday requirements. Banbury and Oxford offer more extensive amenities.

Local leisure activities in the area include Soho Farmhouse private members club at Great Tew, Daylesford Organic farm shop and The Banford Club and Estelle Manor luxury hotel and country club at Eynsham Park. Golf at Heythrop Park, Chipping Norton and Tadmarton Heath.

Communication links include mainline rail stations at Charlbury, (London/Paddington about 70 minutes)

and Banbury, (London/Marylebone about 56 minutes) and M40 (J8) Oxford and (J11) at Banbury.

Primary schools can be found at Great Tew and Chipping Norton; secondary education at Chipping Norton. Local independent schools include: Kitebrook, Tudor Hall, Bloxham School as well as excellent schools in Oxford and Cheltenham.

General

Local Authority: West Oxfordshire District Council 01993 861000

Tenure: Freehold

Council Tax: To be assessed

Rights of way, wayleaves and easements: The sale is subject to all rights of support, public and private rights of way, water light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.





Land at Magpie Farm

Total Area - 1.54 ha / 3.80 ac

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Not to Scale. Drawing No. Z25149-01 | Date 12.05.25





Proposed Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Proposed house internal area 4,373 sq ft (406 sq m)
For identification purposes only.

Directions

(OX7 5TS) From the village of Church Enstone head north on the Little Tew Road, after about 1.2 miles turn left in to Green Lane, signposted Heythrop, continue for about 1 mile where the barn can be found on your right.

what3words: ///develop.talkative.voucher

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority

Agent's Note: Some of the images are computer generated

Mileages:

Chipping Norton 4.5 miles, Soho Farmhouse 4.5 miles, Charlbury Station 6.7 miles, Woodstock 9.5 miles, Oxford 17 miles

Charlbury to London Paddington from about 70 mins

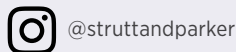
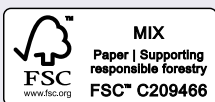
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Oxford

201-203 Banbury Road, Oxford, OX2 7AR

01865 366660

oxford@struttandparker.com
struttandparker.com



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