



Tuther Corner, Brill, Oxfordshire

Guide Price: £450,000



acorus®

**TUTHER CORNER
BRILL
OXFORDSHIRE
HP18 9UZ**

A 3 bedroom bungalow benefitting from planning permission to extend into a traditional two storey, three bedroom house set in a good sized plot with extensive parking in a quiet rural location with outstanding views. Additional land available by separate negotiation.

THIS PROPERTY IS SUBJECT TO AN
AGRICULTURAL OCCUPANCY CONDITION
(Please refer to this section in the details for further
information).

FOR SALE BY PRIVATE TREATY
Freehold with vacant possession on completion

Guide Price: £450,000

(REF: C396)

These particulars give only a general outline and your attention
is drawn to the important notice printed within them.





INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

SITUATION/LOCATION

The property is located down a long track in a rural position off the B4011 between Blackthorn and Brill. The views are mainly undisturbed countryside, although just outside the northern boundary is an electricity pylon.

Brill is 2 miles from the property which is a well served village with shops, pubs and restaurants, sport and social club, primary school, churches and doctors surgery.

The property lies 5.5 miles from Bicester and 16 miles from Aylesbury where a wide range of economic and social facilities are available.

DESCRIPTION

A 3 bedroom bungalow benefiting from planning permission to extend into a traditional two storey, three bedroom house to include 4 reception rooms, a kitchen/breakfast room and three bedrooms including a main ensuite bedroom.

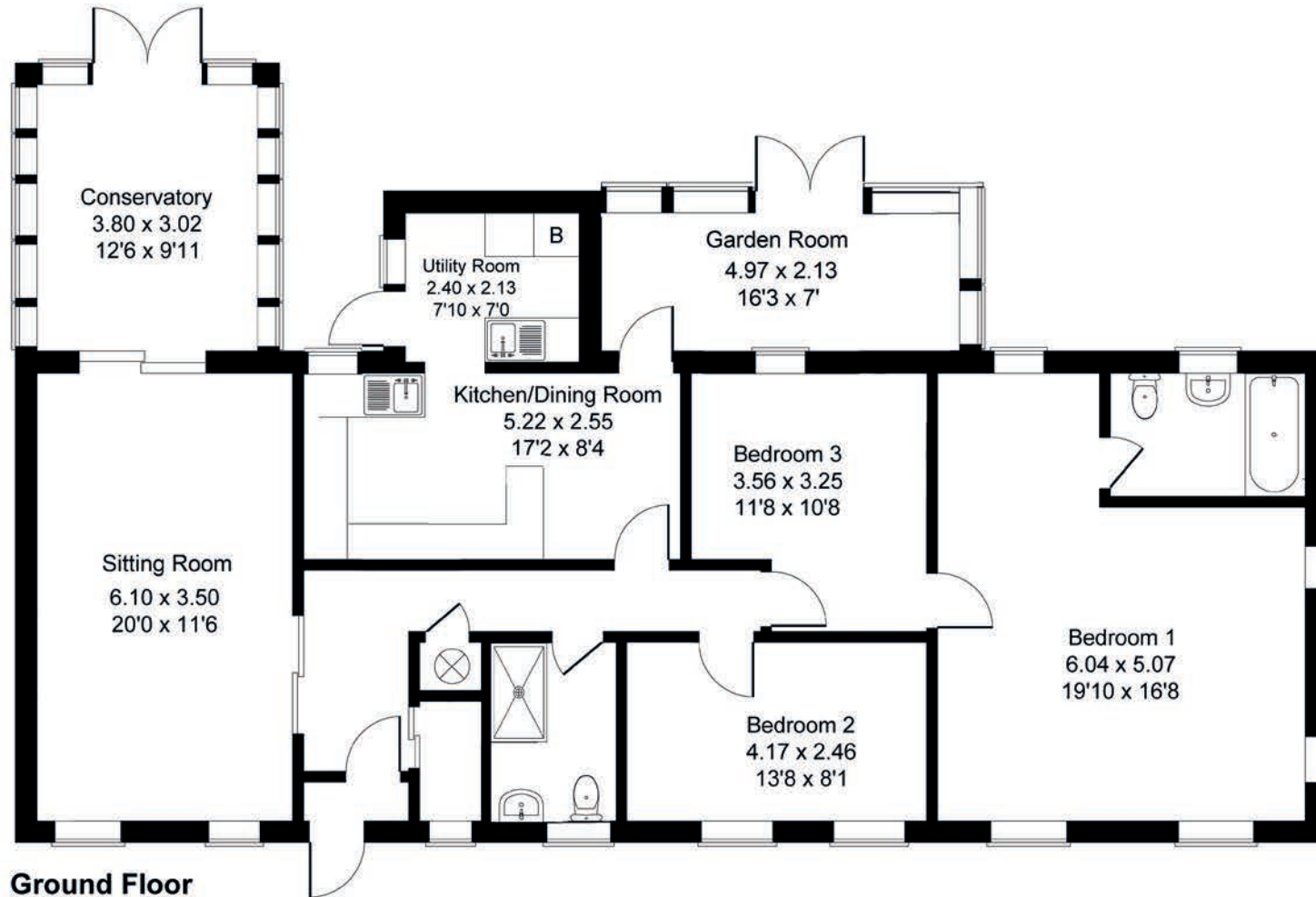
EXISTING ACCOMMODATION

The dwelling benefits from UPVC double glazed windows fitted to all openings.

Tuther Corner

Approximate Gross Internal Area = 134.38 sq m / 1446.45

Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2024.



Ground Floor

EXISTING ACCOMMODATION

The property has a porch then hall which runs through the centre of the property leading to rooms as follows.

Sitting Room – fireplace and wood-burning stove with windows to front elevation - 6.10 m x 3.5 m leading to:-

Conservatory – doors to rear 3.8 m 3.02 m

Kitchen/Dining Room – fitted kitchen with hi gloss grey soft close cupboards and drawers and black granite effect worktops. Integrated dishwasher, hob and conventional and combination ovens 5.22 m x 2.55 m

Utility Room – sink and plumbing for washer 2.4 m x 2.13 m

Garden Room – double door to rear garden 4.97 m x 2.13 m

Bedroom 1 – with dressing area and ensuite bathroom. Windows to front, side and rear 6.04 m x 5.07 m

Bedroom 2 – windows to front elevation 4.17 m x 2.46 m

Bedroom 3 – 3.56 m x 3.25 m

Family Bathroom – contemporary updated shower room with thermostatic shower tower with waterfall function and body jets.

OUTSIDE

A large garden extending to 0.575 acres currently laid out to grass with a substantial area of hard standing for parking.

A store has been erected in the garden area although this has no specific permission.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The access to the bungalow is shared with rights of way.

ADDITIONAL LAND

Further land up to 5.6 hectares (14 acres) is available by separate negotiation, consisting of 3 fields adjoining the garden to the rear and side.

AGRICULTURAL OCCUPANCY CONDITION

The wording of the agricultural occupancy condition (planning permission 13/01487/F) states:-

The dwelling and extension shall be occupied only by a person solely or mainly employed, or last solely or mainly employed in the locality in agriculture, as defined in Section 336(1) of the Town and Country Planning Act 1990, or in forestry, including any dependants of such a person residing with him or her, or a widow or widower of such a person.

UPLIFT CLAUSE

The property may be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy restrictive covenant.

SERVICES (not tested)

The property is provided with mains water and electricity.
Drainage is to a private system.
Oil fired central heating

LOCAL AUTHORITY

Cherwell District Council
Planning@cherwell-dc.gov.uk
Council Tax Band D

ENERGY PERFORMANCE RATING: E

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

Strictly by appointment with the selling agent Acorus.



SITE LOCATION



IMPORTANT NOTICE

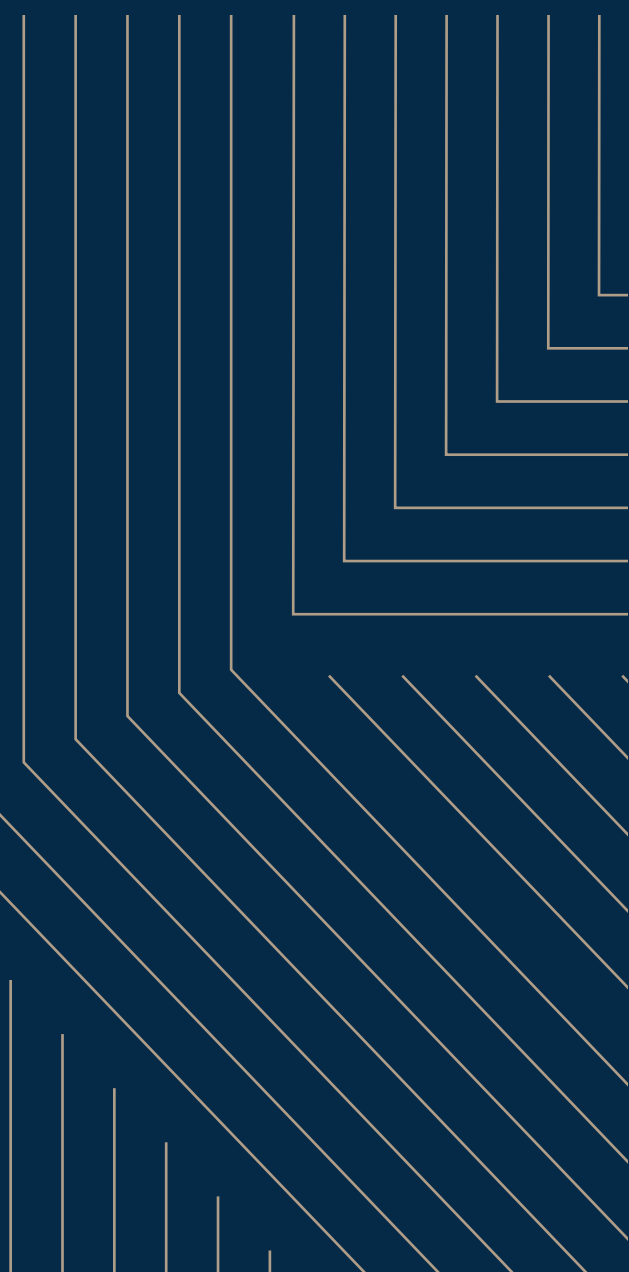
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