

# CASSINGTON MILL

CASSINGTON, OX29 4DB

Breckon & Breckon

— est. 1947 —

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A genuine once in a lifetime opportunity to acquire a substantial watermill on the River Evenlode together with a period Mill House, a bungalow, numerous outbuildings and 16.79 acres of land.

Part of the land has a leisure use for 7 months of the year, the caravan park could accommodate 35 static vans and 85 touring pitches.

With access off a long driveway at the end of a no-through road this historic site now requires further investment and provides exciting development opportunities (subject to the usual consents).



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Cassington Mill is now available for the first time in over 60 years. It enjoys a tranquil setting adjoining open countryside and is only 4 miles west of Oxford.

**IMAGES FROM LEFT:**

Entire plot for sale indicated within white border. (NB: Not to scale. Please rely on Land Registry plans for an accurate indication of the boundaries.)



**LOCATION**

Set between the villages of Eynsham and Cassington, this incredible opportunity is perfectly placed to enjoy all that the area has to offer.

The site itself feels very rural but has easy access to Eynsham's village amenities which includes a

fine selection of public houses and an excellent variety of local facilities including a bakers, butchers, local Co-op and Post Office.

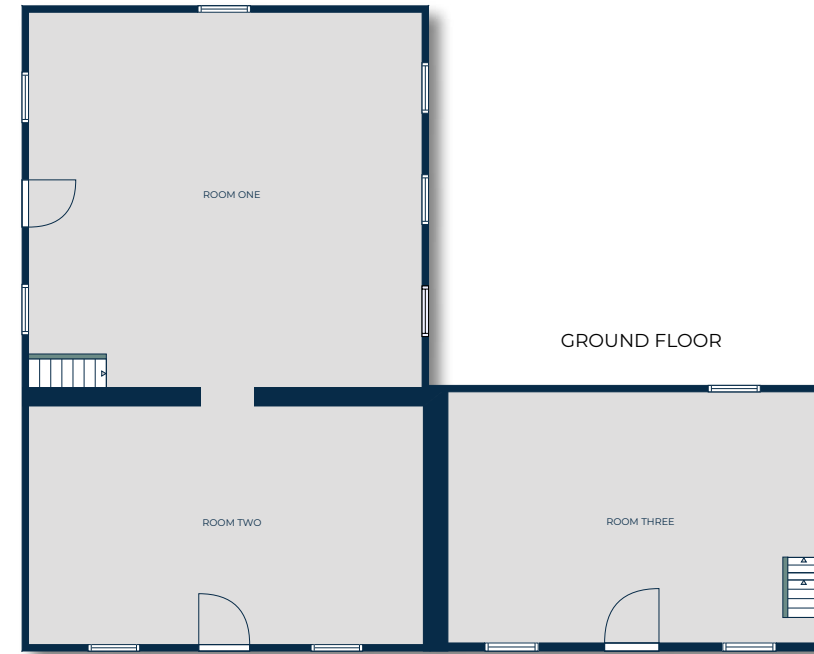
The world-famous city of Oxford is within 4 miles and Oxford Parkway station with a 1-hour service to Marylebone is a 10 minute drive.





### 1 CASSINGTON MILL

This stunning building is set over four floors and offers over 8,500 square feet of internal space. The turbine driven mill gears are no longer in situation and the mill is currently used for general storage.



#### DIMENSIONS

Rooms 1, 4, 7 & 10	9.38m x 8.93m	30'9" x 29'3"
Rooms 2, 5, 8 & 11	9.42m x 5.68m	30'11" x 18'8"
Rooms 3, 6, 9, & 12	8.87m x 5.98m	29'1" x 19'7"
<b>Total</b>	<b>792 sq. m.</b>	<b>8,544 sq. ft.</b>



**IMAGES CLOCKWISE:**

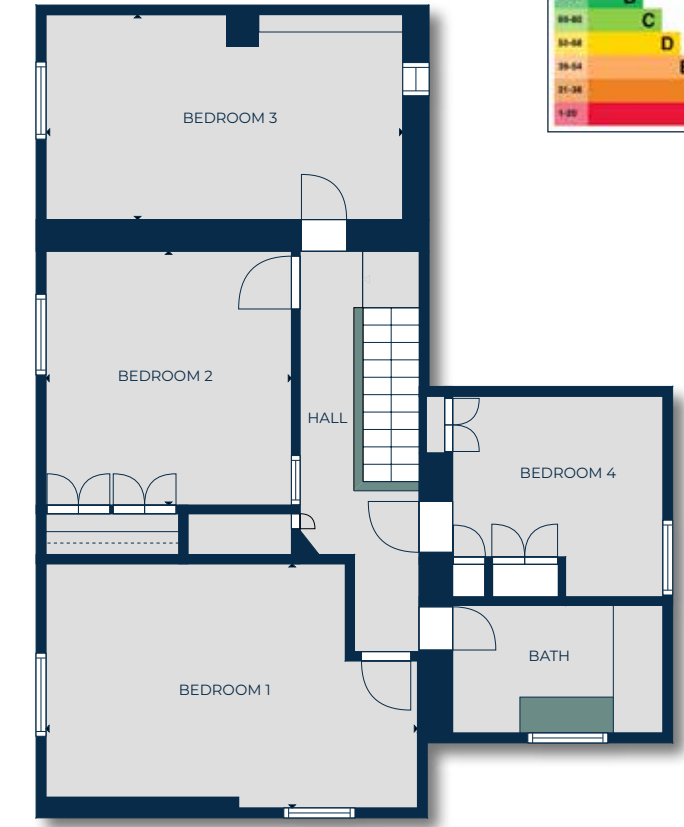
Front elevation (Mill house), Outbuildings front elevation, Side/front elevation (Mill House)



**CASSINGTON MILL HOUSE - 200 SQ.M. / 2,150 SQ. FT.**



GROUND FLOOR		
Reception 1	5.78m x 4.63m	19'0" x 15'2"
Reception 2	5.43m x 3.17m	17'10" x 10'5"
Kitchen	5.77m x 4.11m	18'11" x 13'6"
Utility	3.27m x 3.97m	10'9" x 13'0"
Bath	3.62m x 3.53m	11'10" x 11'7"



FIRST FLOOR		
Bedroom 1	5.79m x 3.81m	19'0" x 12'6"
Bedroom 2	3.83m x 3.96m	12'7" x 13'0"
Bedroom 3	5.55m x 3.19m	18'3" x 10'6"
Bedroom 4	3.28m x 3.13m	10'9" x 10'3"
Bath	3.28m x 1.98m	10'9" x 6'6"



**2 CASSINGTON MILL HOUSE AND OUTBUILDINGS**

Constructed of natural stone under a part tile and part slate roof this substantial detached period home provides accommodation over two floors.

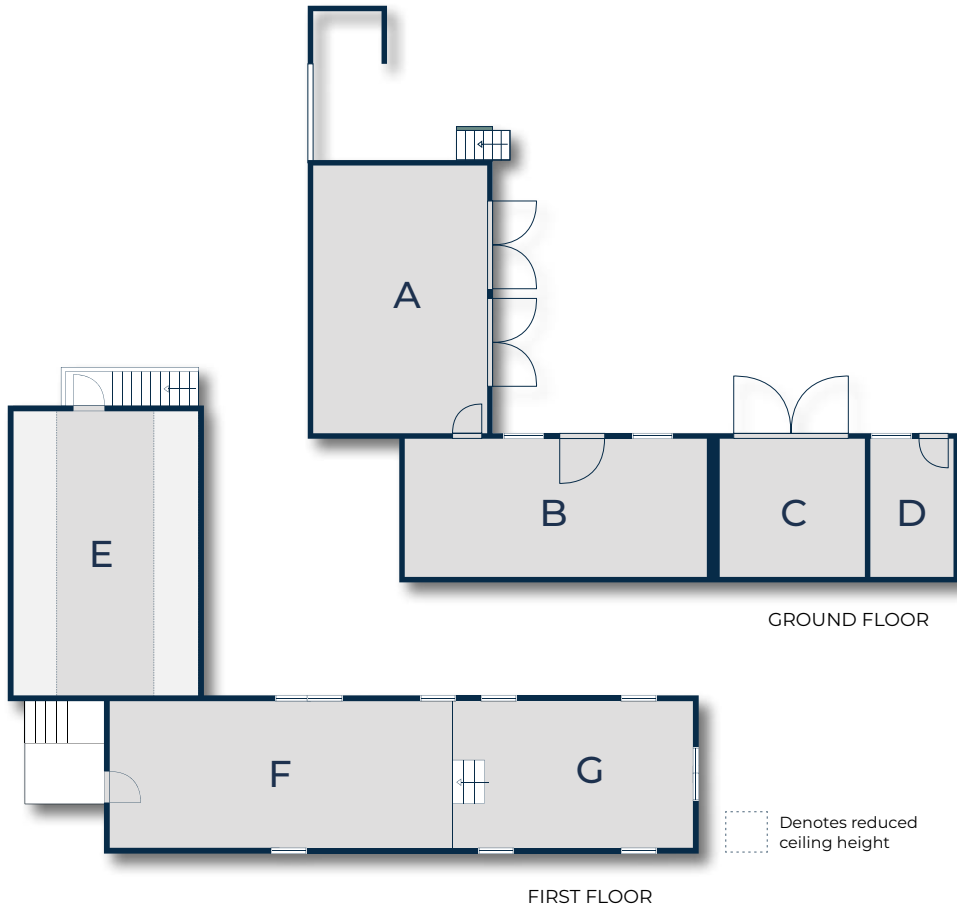
Now requiring general updating, the current layout offers a 25' reception room and a large kitchen together with four first-floor bedrooms some of which enjoy views over the river.

The 140' rear garden has a westerly aspect and is enclosed on one side by a Victorian red-brick wall.

There is an additional two storey range of outbuildings comprising a double garage, three workshops and a further first-floor area. This property forms two sides of a courtyard adjacent to the Mill House.

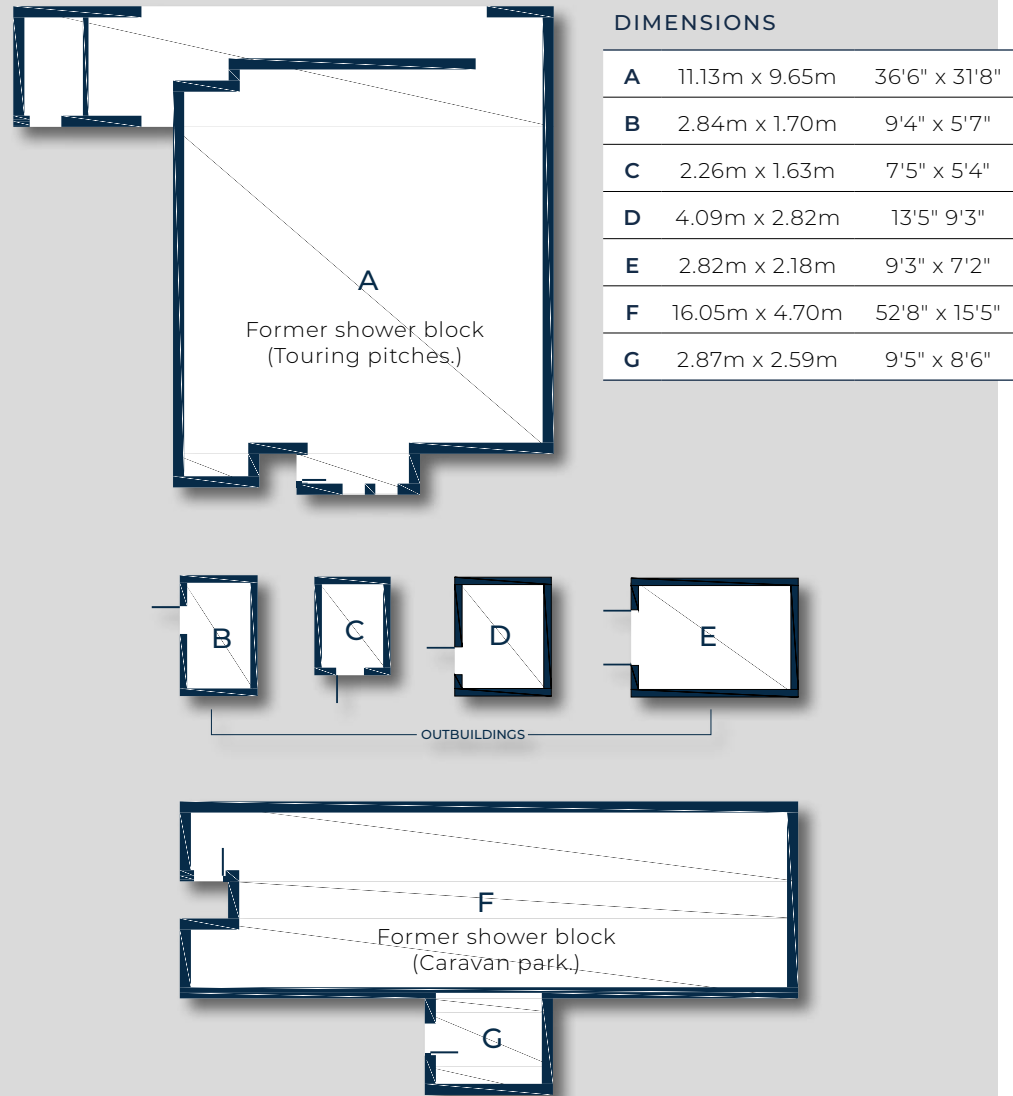


CASSINGTON MILL HOUSE (OUTBUILDINGS)

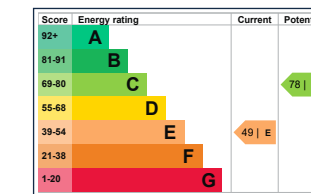
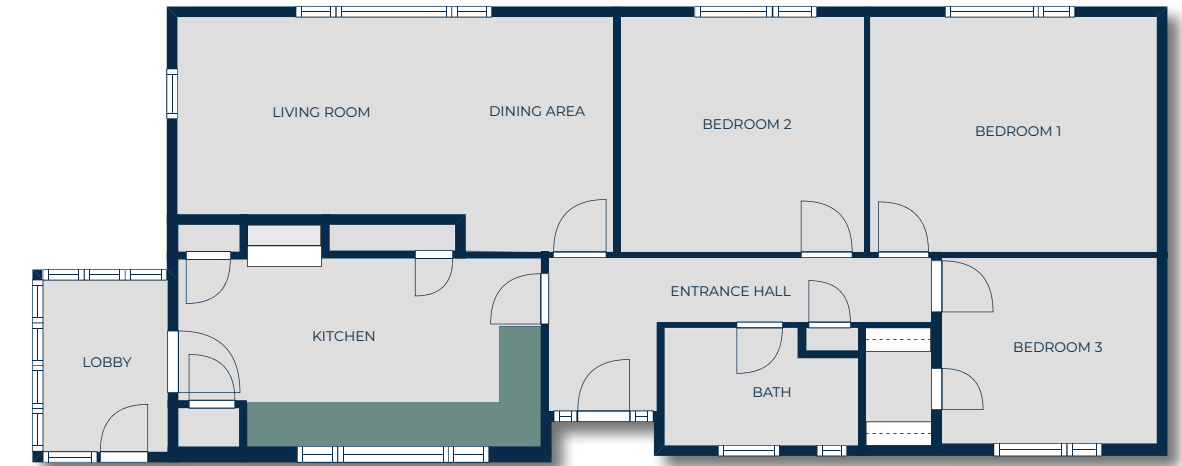


DIMENSIONS					
A	4.68m x 7.25m	15'4" x 23'9"	E	4.68m x 7.25m	15'4" x 23'9"
B	8.17m x 3.72m	26'10" x 12'3"	F	8.75m x 3.72m	28'8" x 12'3"
C	3.87m x 3.72m	12'8" x 3'72"	G	6.36m x 3.72m	20'6" x 12'3"
D	2.22m x 3.72m	7'3" x 12'3"			

VARIED OTHER OUTBUILDINGS  
(NOT SHOW IN ACTUAL LOCATION)



3 MILL VIEW (BUNGALOW)



Living Room	4.14m x 2.84m	13'7" x 9'4"
Dining Area	2.12m x 3.38m	6'11" x 11'1"
Kitchen	5.21m x 3.19m	17'1" x 10'6"
Bath	2.78m x 1.68m	9'2" x 5'6"
Bedroom 1	4.13m x 3.38m	13'7" x 11'1"
Bedroom 2	3.51m x 3.39m	11'6" x 11'1"
Bedroom 3	3.10m x 2.67m	10'2" x 8'9"
Wardrobe	0.95m x 1.68m	3'1" x 5'6"
<b>Total</b>	<b>91 sq. m.</b>	<b>979 sq. ft.</b>

IMAGES:  
Front elevation  
Rear elevation and garage

A detached 3-bedroom bungalow. This is currently tenanted at £1,200 pcm and offers almost 1,000 sq. ft. of accommodation. We understand that the bungalow is a pre-fabricated construction.



**IMAGES CLOCKWISE:**

Caravan park, River Evenlode,  
Caravan park



**LAND**

An 800' driveway provides access to Cassington Mill together with two additional privately owned properties (Mill Cottage and The Granary).

The driveway then widens and continues for an additional 400' (providing extensive hard-standing) and giving access to the caravan park.

The caravan park site is located at the South-east edge of the site extending to just under 2 acres and backing on to protected woodland.

The 35 hard standing pitches together with the shower and lavatory blocks have not been in use since 2000 and require substantial investment.

The southern boundary of the property is the now de-commissioned Fairford Branch railway Line. The original railway bridge spans the Evenlode and links both sides of the property.





IMAGES FROM TOP:  
Burford,  
Witney Town Centre  
Ship Street, Oxford City Centre



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**Services:**

Main water and electricity.

**Additional considerations:**

- Greenbelt – the site lies within the Oxford Green Belt
- Flood Risk – Parts of the site are in Flood Zones 2 & 3 and potential purchasers should be mindful of this.

**Viewing arrangements:**

Due to the nature of the buildings, the mill race and the river all viewings are strictly by appointment only. Viewings will be accompanied by an agent and interested parties should under no circumstances explore the mill building by themselves.

We would recommend that children do not join viewings but if necessary they must remain under close supervision at all times. To ensure safety requirements no children will be allowed to view the mill.



**GET IN TOUCH**



**Nina Langford**  
Land & New Homes

t: 01865 558 999  
m: 07421 718087  
e: nina@breckon.co.uk

**Twining House**  
294 Banbury Road  
Summertown  
Oxford  
OX2 7ED



**Martyn Brittain**  
Sales manager

t: 01993 811 881  
e: martyn@breckon.co.uk

Visit us on online  
breckon.co.uk



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