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Oakham Farm, Ettington Road, Loxley, CV35 9HY

Offers Over £650,000



A rare opportunity to purchase a beautiful barn conversion with views over surrounding countryside, set within the grounds of a small farm.

1 Oakham Farm was converted by the current family owners in 2004 and sits tucked away within the farm grounds having stunning views across the fields.

The barn has been thoughtfully converted and its beams, doors and floorboards are crafted from the oak trees in the farm woods which are visible from the barn.

The kitchen dining room is the real heart of the house, enjoying views out to the fields and beyond. To one side of the kitchen, a door leads through to the sitting room with dual aspect windows. Double doors then lead to the garden room which has bifold doors onto the rear enclosed garden.

The large hall in the centre of the house leads on to a decent size utility room with storage cupboards, a WC and has a door off to the office, which is large enough to use a bedroom, built with the idea that this end of the house could be used as an annex, should it be needed. There is a further door out to the front side of the property and a stable door to the side opening to a large strip of land that could be a separate garden to enjoy the view or extra garden ideal for a veggie patch or for chickens. The stairs rise from the hallway to a single bedroom/ study which has access to the sauna, a double built in wardrobe and walk-in in airing cupboard. The principle bedroom with a walk-in wardrobe looks over the fields and has an en-suite bathroom. The second double bedroom also has a walk-in wardrobe and en suite bathroom.

- EPC: C
- Council Tax: F
- Tenure: Freehold







Outside there is a self-contained 4th bedroom with a en-suite shower room located at the end of the 3 carports; ideal for guests or perhaps an AirBNB.

Once passed through the farm yard a large gate opens to the front garden area with a paved driveway offering ample parking, a three bay carport, a raised terrace, lawned area and small outbuilding/store. There is also a private lawned garden to the rear accessed from the garden room, leading round to the extra strip of land to the side. The plot is approx. 0.25 acre in total.

There is plenty of potential within this spacious country property whether it be to extend, or adapt the existing accommodation to create an annex.

The property has underfloor oil fired central heating with the exception of the garden room which has electric underfloor heating.

Tenure: We understand the property to be Freehold. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

NB: Under the Estate Agents Act 1979 we must inform you that the seller is a relative of an employee of Harrison James & Hardie.

The property address is Loxley which is a pretty village with a community pub and primary school just a few minutes by car, there is a lovely walk across the fields from Oakham to the village. Also within a few minutes' drive you will find; Wellesbourne, a small town with all the amenities you need day to day doctors, supermarkets, school, gym etc. Ettington village has a great pub, shop/cafe, primary school and active community centre. Within 10 minutes you are in Stratford Upon Avon, a riverside market town with restaurants, pubs, private schools, leisure and retail facilities. The M40 London/Birmingham is easily accessible within 10 mins drive, also within easy access are Gaydon, Leamington Spa, Banbury & The Cotswolds.

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Main House Approx. Gross Internal Area:- 199.26 sq.m. 2145 sq.ft.

Carport Approx. Gross Area:- 46.02 sq.m. 496 sq.ft.

Outbuilding Approx. Gross Area:- 22.20 sq.m. 239 sq.ft.

Total Approx. Gross Area:- 267.48 sq.m. 2879 sq.ft.



First Floor



Outbuilding



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

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

☒☒☒☒ Denotes restricted head height

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