



**Tuther Corner, Brill,
Oxfordshire, HP18 9UZ**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Tuther Corner, Brill, Oxfordshire, HP18 9UZ

Bicester 5.5 miles, Aylesbury 16 miles, Thame 11.5 miles, Oxford 21 miles, Milton Keynes 28 miles (Distances approx.)

A DETACHED BUNGALOW IN A RURAL LOCATION WITH PLANNING CONSENT TO CREATE A TWO STOREY HOUSE. JUST OVER HALF AN ACRE PLOT THAT ENJOYS BEAUTIFUL PANORAMIC VIEWS. SUBJECT TO AN AGRICULTURAL OCCUPANCY RESTRICTION. ADDITIONAL 14 ACRES OF ADJOINING PASTURELAND AVAILABLE BY SEPARATE NEGOTIATION

3 BEDROOM DWELLING. EXTENSIVE PARKING. 0.575 ACRES

GUIDE PRICE £450,000 Freehold (agricultural occupancy restriction)

DESCRIPTION

Tuther Corner sits down a long track in a truly rural position off the B4011 between Blackthorn and Brill, Brill itself being approximately 2 miles distant. Upon entering the property there is a substantial area of hardstanding for parking and the remainder of the plot is grass/lawn, some of which has been reseeded. The views are pretty much undisturbed countryside although just outside the northern boundary is an electricity pylon. The nearest neighbour and only visible neighbour is a steel framed barn which is earmarked to be converted into a handful of exclusive residential units which in our opinion will enhance the situation of Tuther Corner.

The bungalow has planning consent for a first floor extension, essentially transforming the existing single storey property into a traditional two storey house containing 4 reception rooms, a kitchen/breakfast room, and 3 bedrooms including a main ensuite bedroom.

Currently Tuther Corner comprises a porch then hall that runs through the heart of the property and by the entrance is a small room with plumbing for a washing machine and a vent for a tumble dryer. There is a sitting room that has a fireplace and woodburning stove, a conservatory, a kitchen/dining room, utility room, a garden room, three bedrooms and a family shower room. The kitchen is nicely fitted with hi gloss grey soft close cupboards and drawers and black granite effect worktops. Integrated are a dishwasher, 'Bosch' induction hob, and 'Bosch' conventional and combination ovens. There is space for other appliances in the utility room. The main bedroom is an exceptionally good size

incorporating a dressing area and ensuite bathroom. The family shower room has been updated and is very contemporary with a thermostatic shower tower panel boasting a waterfall function and body jets. The garden room is a more recent addition and provides an excellent point to take in the outlook.

Tuther Corner owns the access drive/track leading up to the property and contributes towards its upkeep and maintenance.

COUNCIL TAX – Band D Cherwell District Council

PLANNING INFORMATION

1. The property is subject to an agricultural occupancy restriction often referred to an 'ag tag' or 'tie'. Any interested party not familiar with this restriction should seek further advice from the agent and/or their solicitor regarding this matter.
2. Planning permission for a ground floor and first floor extension was obtained in 2013 and the ground floor extension subsequently implemented rendering the consent current. The details of the planning consent can be obtained from the Cherwell District Council planning section of the Oxfordshire County Council website. Planning reference 13/01487/F.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.

LOCATION

Brill is a compound of two words, the first part being Celtic for hill and the second part (hyll) being old English.

The village sits on a hill and has commanding views over Buckinghamshire and Oxfordshire and is set in an area of outstanding natural beauty. There is a pretty High Street and a village green with a seventeenth century windmill that is one of the most photographed windmills in the country.

Brill has a colourful history and it is thought that the Saxon kings had a palace there that was a favourite residence of Edward the Confessor. During the Civil War King Charles established a garrison at Brill, which was unsuccessfully attacked by the Parliamentarians, led by Hampden the famous patriot.

There are a number of clubs and groups in the village including scouts, cricket and football teams, a branch of the W.I, and lots of activities in the Memorial Hall. For day to needs Brill has two convenience stores and a post office, an award winning butcher, and there are also two well regarded pub/restaurants.

Thame approximately 8 miles and Bicester approximately 8 miles provide rail services to London, the Haddenham & Thames parkway fast train arriving in Marylebone in approx. 36 minutes and from Bicester around 50 minutes. The M40 (J7) is about 9 miles.

EDUCATION

Preparatory schools at Ashfold and Oxford.

Primary school in Brill.

Secondary schools in Oxfordshire and Oxford.

Grammar schools at Aylesbury.

VIEWING - Strictly via the vendors agent W Humphries Ltd.

AGENTS NOTES:

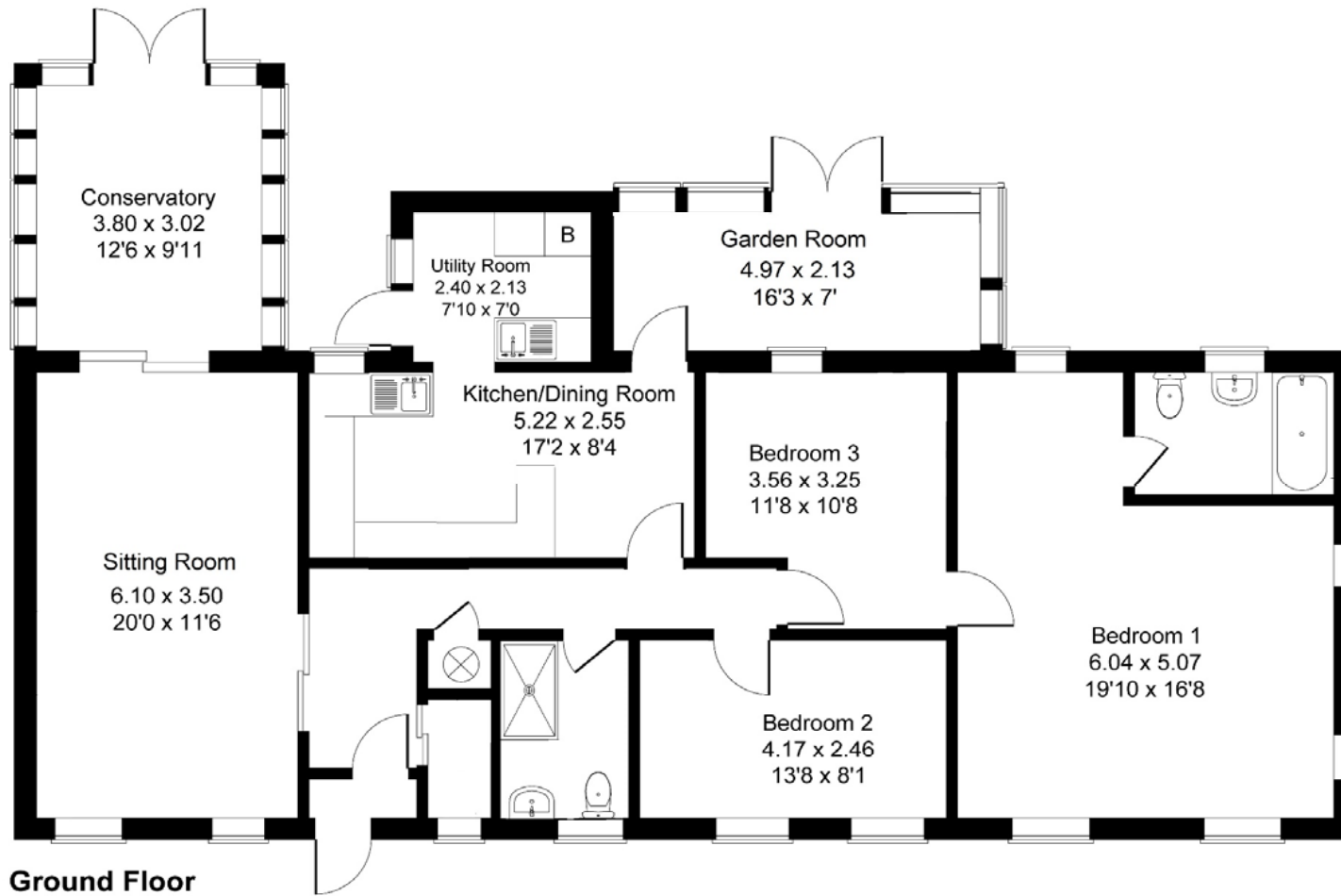
This property is being sold with or without the benefit of the pastureland thus either the bungalow and its 0.575 acres (thereabouts) gardens, or as a package totaling almost 14 acres (5.612 hectares).



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.



PROPOSED NEW GROUND FLOOR LAYOUT & FIRST FLOOR EXTENSION

13/014871f

Notes:

No deviation may be made from the details shown on this drawing without prior permission of the architects. Any discrepancy found between this drawing and any other document should be referred immediately to the architects.
IF IN DOUBT ASK.

No dimensions should be scaled from this drawing (this note does not apply to the drawings being assessed for planning permission).

This drawing is to be removed from currency immediately a revised version is issued.

The contractor must check the existing conditions on the site prior to the commencement of the works.

All rights described in chapter 1V of the Copyright, Designs and Patents Act of 1988 have been generally asserted.

--	--	--

rev:	date:	revision:
Luke Williamson architect 10 Fulmar Court, Bicester, OX26 4FG t: 01869 240382 f: 08771 661 6887 e: lw@lukewilliamson.co.uk w: www.lukewilliamson.co.uk		

drawing status:
Planning

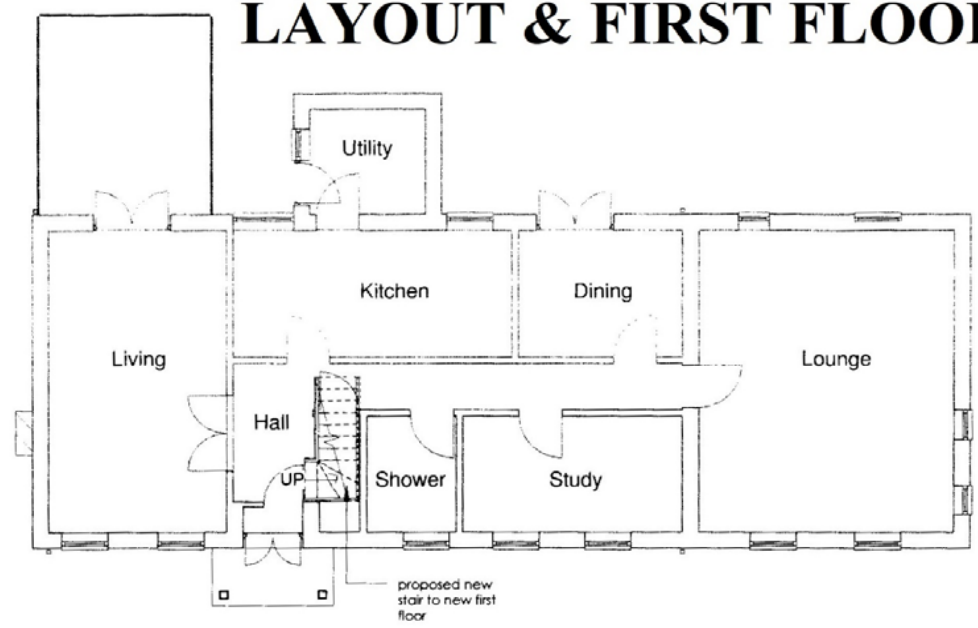
client:
Mr Pennington

project title:
**Extension to Tuther Corner,
Clue Hill Farm, Brill, HP18
9UZ**

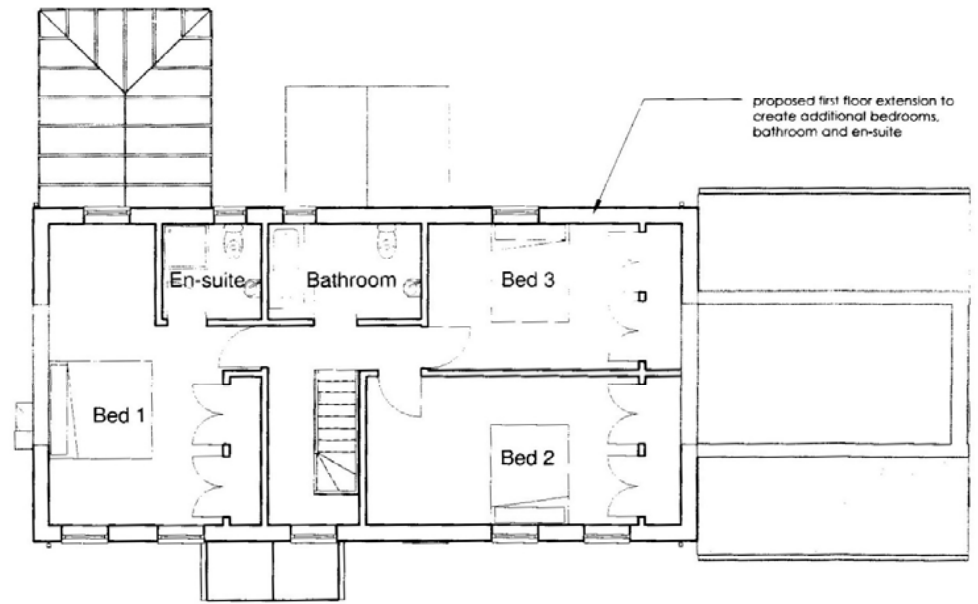
drawing title:
Plans as proposed

scale:
1 : 100 @ A3

job no: 13128	drawing no: 103
-------------------------	---------------------------



1
103 **02.1 GF as proposed**
1 : 100

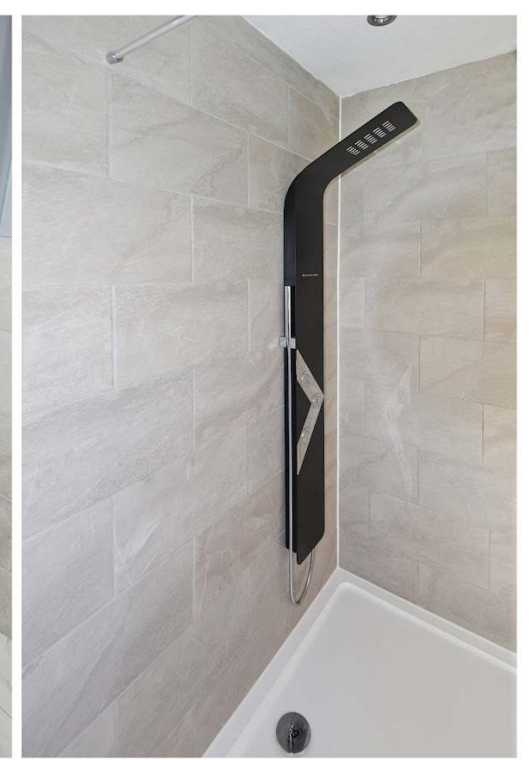


2
103 **03.0 FF as proposed**
1 : 100





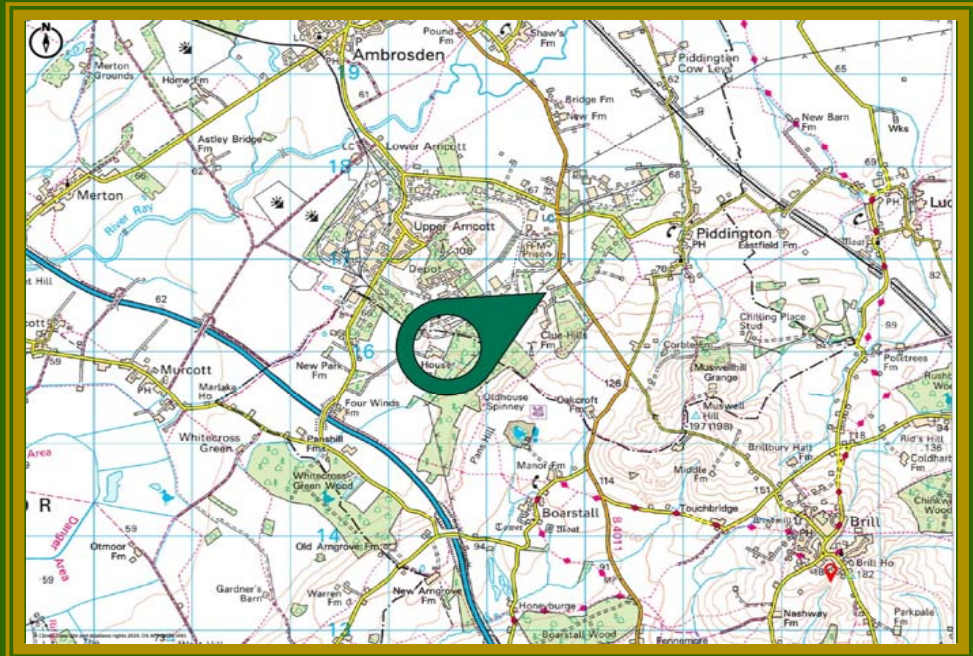




IMPORTANT NOTICE

W. HUMPHRIES for themselves and as Agents to the Vendors of the property give notice that:

- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
- 4 Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.
- 5 If reference is made either to alterations to the property or a change of use, no warranty is given by W. Humphries or the Vendors/Lessors that any planning or other consents or Building Regulations approval has been obtained. Where references are made to potential uses (subject to planning) this information is given in good faith although purchasers must take their own enquiries to the relevant authorities.
- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.



To access the planning history of this property
go to
www.planningregister.cherwell.gov.uk

In the search box choose address and then type
in the postcode HP18 9UZ.

In the your address box scroll down to
Woodlands Farm and then find applications.

