



Downsview
Gainfield, Oxfordshire



Downsview

Gainfield, Buckland, Faringdon, Oxfordshire, SN7 8QH

A detached four bedroom property with two double garages, in all c.5.1 acres with stable block and formal gardens, set in a semi-rural location with stunning far reaching views towards White Horse Hill at the rear and open countryside to the front, with planning previously granted to extend/remodel.

LOCATION

Gainfield is a small hamlet in an area of outstanding beauty situated equidistant to the larger villages of Buckland, Stanford in the Vale and Charney Bassett, within the parish of Buckland, Oxfordshire. Buckland is a village and civil parish about c.4m northeast of market towns Faringdon and c.8m west of Wantage, in the Vale of White Horse District. Buckland is an estate village, originally created to house those working at Buckland House. The River Thames forms the northern boundary of the parish, just over 1 mile (1.6 km) north of the village. The village benefits from a large Georgian stately home or manor house called Buckland House, a popular primary school and pub and in addition there is an excellent range of pubs, restaurants and local attractions within the area itself. Gainfield is situated between Oxford and the commercial centre of Swindon c.16m via the A420, where both also benefit from mainline train services to London (Paddington). Well regarded schools within the locality include St Hugh's, Pinewood Prep, Ferndale Prep, as well as the Abingdon and Oxford schools. Popular primary schools and pre-schools at neighbouring Buckland, Stanford in the Vale, Shellingford and Uffington. The comprehensive schools at Wantage and Faringdon have been rated by Ofsted as outstanding. Heathrow Airport circa 1.2 hours. Outdoor pursuits locally include golf courses at Carswell and Frilford Heath and equestrian centres at Gainfield, Goosey, Little Coxwell and Highworth as well as the outstanding countryside surrounding Gainfield including White Horse Hill and the Ridgeway for walking, horse riding and cycling.





THE PROPERTY

A detached four bedroom country home with two double garages, c.5.1 acres of paddocks, stable block and formal gardens, set in a semi-rural location with stunning far reaching views towards White Horse Hill at the rear and open countryside to the front, with planning previously granted to extend/remodel.

The existing detached property has been updated by the current owners to include professional decoration, new electrics and fuse box, refitted bathroom, en suite and cloakroom facilities, a renewed gas boiler and pressurised water system. Comprising 4 first floor double bedrooms, en suite, family bathroom, large central hall and galleried landing, 3 reception rooms, 1 with an open fireplace (not in use), kitchen/breakfast room and boot room/utility. Outside the property benefits from c.0.60 of an acre of formal gardens mainly laid to lawn, with mature trees and shrubs, an in and out drive, as well as a further c.0.20 acre comprising 4 stables, 2 loose/foaling boxes/workshop/garaging or hay stores, a tack room and a feed store, leading to c.4.3 acres of mainly level pasture divided in 4 paddocks with post and rail/mains electric permanent fencing and the benefit of a separate additional access to the paddocks (used for paddock maintenance etc) via a legal right of way. The stables and paddocks have an electric and water supply, with 3 troughs sited in the paddocks. Overall the property offers an attractive package for either equestrian enthusiasts, where potential to add a manege facility maybe a possibility (subject to planning), with good out-riding in the close by Buckland Warren, or for those looking for a substantial semi-rural family home where further enhancement is possible with the planning permission previously granted (since lapsed) to add another c.1000' of accommodation, to include a fifth bedroom and second en suite, a large open plan kitchen/family room with bi-fold doors and re-modelling to the front elevation. Planning ref: P15/V0817/HH

HOUSE 2057 SQ FT (191 SQ M)

GARAGING 1149 SQFT (106.74 SQ M) INC. LOFT STORAGE AREAS

STABLE BLOCK 1089 SQ FT (101.16 SQ M)

TOTAL APPROX FLOOR AREA 4295 SQ FT (398.90 SQ M)

VWHDC COUNCIL TAX BAND F

PLANNING LINK:

[http://www.whitehorsedc.gov.uk/java/support/Main.jsp?](http://www.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P15/V0817/HH)

[MODULE=ApplicationDetails&REF=P15/V0817/HH](http://www.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P15/V0817/HH)

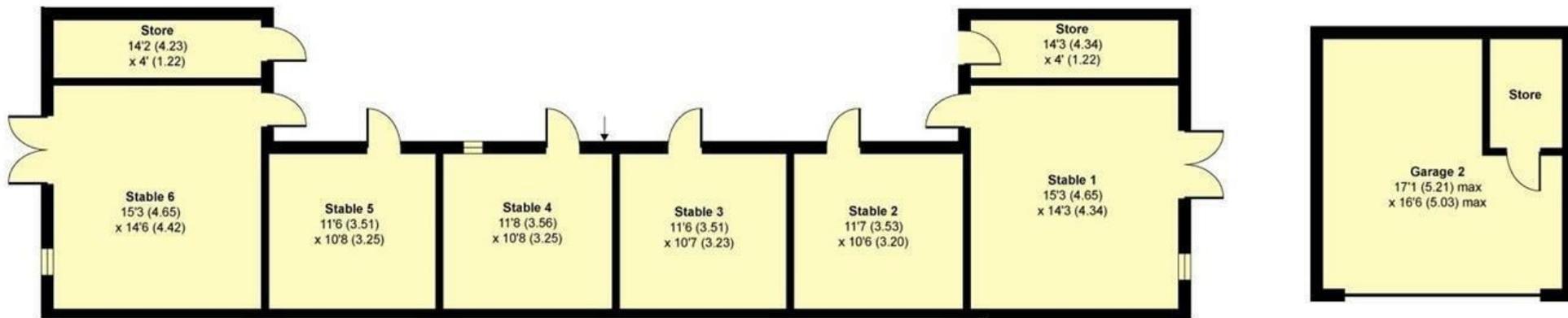




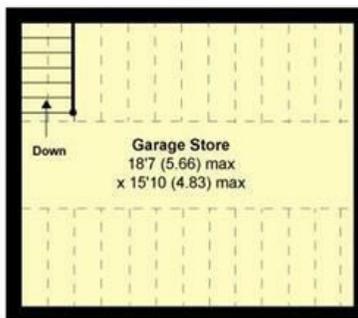


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TOTAL APPROX. GROSS INTERNAL FLOOR AREA 4295 SQ FT 398.94 SQ METRES (Exc. Restricted Head Height)
 MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 2057 SQ FT 191.1 SQ METRES (Excludes Restricted Head Height)
 TWO DOUBLE GARAGES APPROX. GROSS INTERNAL FLOOR AREA 1149.02 SQ FT 106.74 SQ METRES (Exc.RHH)
 STABLE BLOCK GROSS INTERNAL FLOOR AREA 1089 SQ FT 101.1 SQ METRES



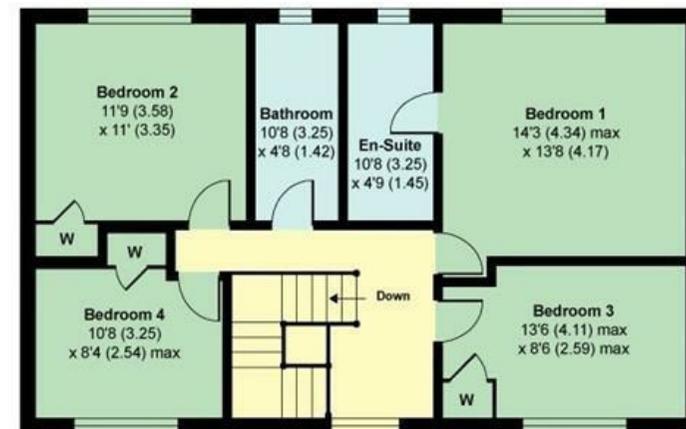
Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	70
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	80
England & Wales	

DIRECTIONS TO SN7 8QH

From the A420 Oxford - Swindon route take the turning (left from Oxford, right from Swindon) for Gainfield opposite Buckland village. Continue for approx 2 miles and at the crossroads at Gainfield continue over signposted Charney Bassett where after a short distance the property will be found as the 5th on the right hand side as identified by our For Sale board.

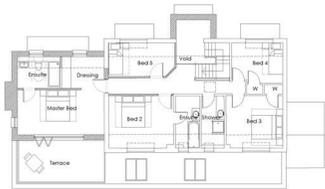
From Stanford in the Vale continue out of the village from Church Green on Bow Road towards Pusey & Hatford. At the T-junction turn right towards Gainfield and on entering the hamlet at the crossroads, turn right for Charney Bassett where after a short distance the property will be found as the 5th on the right hand side as identified by our For Sale board.

Viewings strictly by appointment with the agents
Douglas & Simmons, Wantage office
 Contact Graham Douglas Tel: 01235 773794
graham@douglasandsimmons.co.uk

AGENTS NOTE: In accordance with the Estate Agents Act 1979 we hereby give notice that the vendor's of this property are Directors of Douglas and Simmons Ltd.



ROOF PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Client:
Mr and Mrs Douglas

Job:
Downsview
Gainfield
SN7 8QH

Drawing Title:
Proposed Plans
and Elevations

Scale:
1:100 @ A1
Date:
Feb 2015
Drawn By:
JLJ SRJ
Drawing No:
2734.101
Revision:
D
PLANNING



Area : 5.096 acres (2.062 ha)
DOWNSVIEW GAINFIELD



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