



Riverside Land, Preston Crowmarsh, OX10

Preston Crowmarsh

Guide Price
£450,000

An exceptional and increasingly scarce opportunity to acquire approximately 0.3 acres of land boasting beautiful river frontage, set within the highly desirable village of Preston Crowmarsh. This attractive and tranquil site enjoys a picturesque position along the riverbank, with views across the water and surrounding countryside, creating a peaceful yet highly marketable setting for future residential development.

The plot presents clear potential for a bespoke residential scheme, subject to obtaining the necessary planning permissions from South Oxfordshire District Council. With no existing consent in place, developers are offered complete flexibility to bring forward a thoughtfully designed project that responds to both the character of the riverside environment and the strong demand for high quality homes in the area.

Combining the natural beauty of its riverside setting with strong strategic positioning and development potential, this site represents a compelling proposition for developers seeking to create a distinctive residential scheme in one of South Oxfordshire's most attractive and sought-after locations.

Situation

Nestled on the banks of the River Thames, Preston Crowmarsh is a small, picturesque village that offers a rare blend of rural tranquility and excellent connectivity. Known for its charming character and scenic surroundings, it is particularly sought after by buyers looking for a peaceful lifestyle within easy reach of key towns and transport links. The village enjoys an enviable riverside setting, with beautiful walks along the Thames Path and open countryside providing a strong sense of space and natural beauty. The nearby village of Benson is just a short distance away and offers a range of everyday amenities including a supermarket, local shops, a pharmacy, and traditional pubs. A notable local highlight is the Waterfront Cafe Benson, a popular riverside spot perfect for dining, coffee, and socialising, further enhancing the area's lifestyle appeal. For a wider range of services, the historic market town of Wallingford is close by, offering boutique shops, restaurants, cafés, and a strong sense of community. The city of Oxford lies approximately 12 miles to the northwest and provides world-class education, cultural attractions, and extensive retail and leisure facilities. Commuters benefit from excellent transport connections. The M40 is easily accessible via Watlington, providing direct routes to London and Birmingham. Mainline rail services are available from Didcot Parkway railway station, with fast and frequent trains to London Paddington in around 40 minutes. Overall, Preston Crowmarsh offers an idyllic riverside lifestyle combined with strong accessibility and a thriving local community nearby, making it an increasingly desirable location for both families and professionals seeking a balance between countryside living and modern convenience.

Viewing Arrangements

Viewings will be accompanied by a member of staff from Fortnums Estates.



Services

All mains services are available for connection nearby and not currently connected to the plot.

Tenure & Possession

The land is freehold and offers vacant possession upon completion.

Local Authority

South Oxfordshire District Council

Abbey House. Abbey Close

Abingdon. OX14 3JE

enquiries@southoxon.gov.uk

Tel: 01235 422422

Advisory notes

Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order. A buyer must confirm the information is correct and be verified by their own solicitors and not rely on the information within these particulars. The measurements supplied for the floorplan are for general guidance. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

