

An aerial photograph of a rural equestrian smallholding. In the foreground, a large rectangular area is covered in dark grey gravel, bordered by a dark brown wooden fence. To the right of the gravel area is a paved driveway. In the background, there are several buildings: a large green metal barn, a smaller white building with a grey roof, and a two-story white house with a dark roof. The surrounding landscape is green with trees and a cloudy sky.

FoxGrant

## FOXHILL CHETWODE, BUCKINGHAMSHIRE

A Delightful Residential Equestrian Smallholding Offering Excellent Facilities,  
Situated In An Attractive Rural Location Enjoying Easy Access to Excellent Communication Links

## SITUATION

Buckingham 5 miles, Bicester North Station 9 miles,  
Aylesbury 17 miles, Milton Keynes 18 miles, Oxford 21 miles,  
London 65 miles

**Mainline Train Services:** Bicester Village to London Marylebone  
53 mins, Milton Keynes to London Euston 34 mins

**International Airports:** Luton Airport 38 miles, Heathrow 61 miles.

Chetwode itself is a village and about 4 miles southwest of the market town, Buckingham in the Aylesbury Vale district of Buckinghamshire. The parish is bounded to the southwest and southeast by a brook called The Birne, which here also forms part of the county boundary with Oxfordshire. The village has a small church and lies betwixt Barton Hartshorn, Preston Bissett and Gawcott.

**Education** There is an excellent selection of private schools in the surrounding area, with a primary school and pre-school in the neighbouring village of Gawcott plus Chetwode falls within the catchment area of The Royal Latin Grammar School in Buckingham, school bus provided. There are independent schools in Stowe, Akeley Wood, Thornton and Beachborough. For independents see [www.isc.co.uk](http://www.isc.co.uk) and for state school information see [www.buckinghamshire.gov.uk](http://www.buckinghamshire.gov.uk).

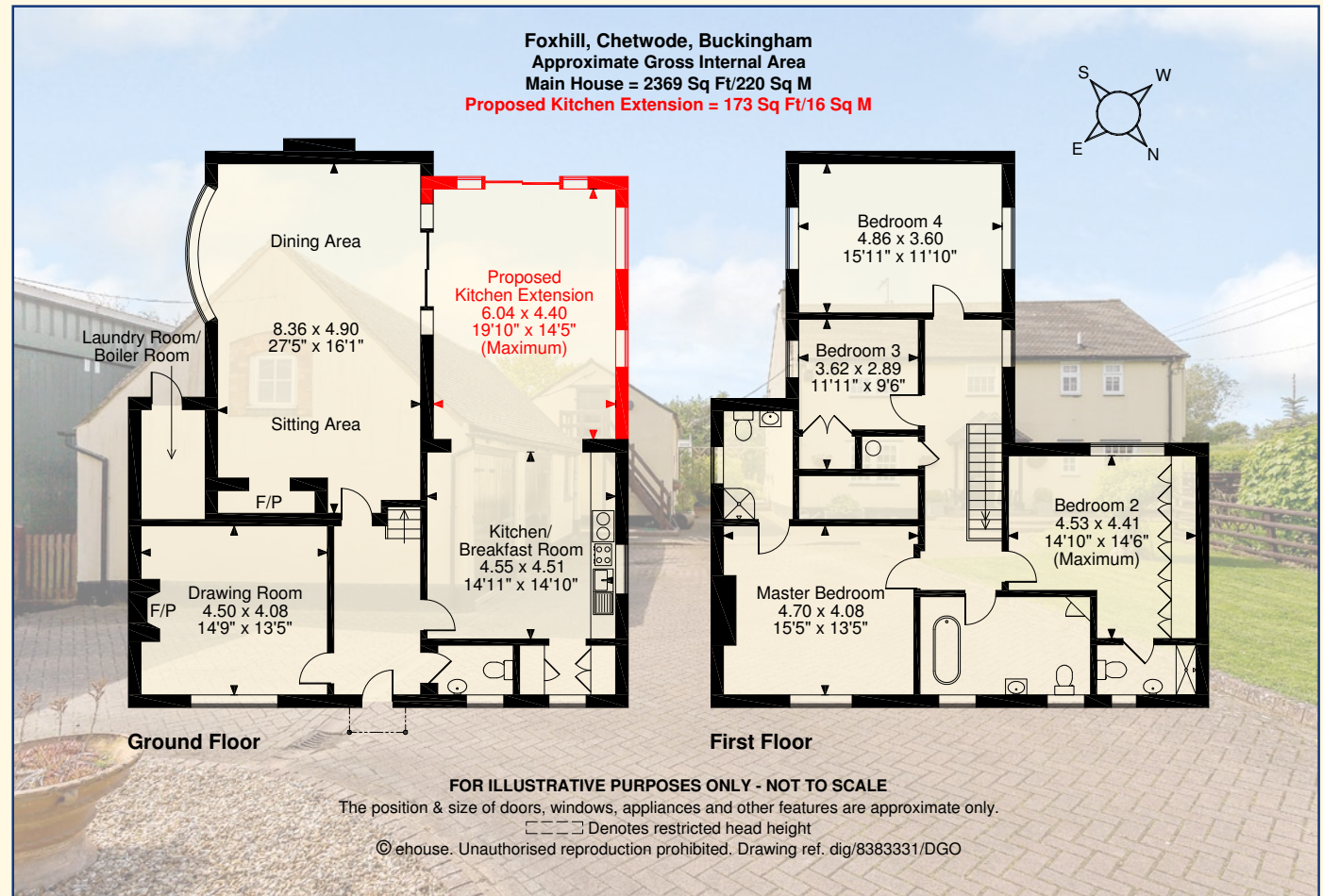
**Local, Sporting & Recreational Facilities** Local amenities in the neighbouring villages; The White Hart pub, Preston Bissett Nurseries and Country Shop, a children's playground and playing field. National Trust close by include Claydon House and Stowe Gardens. Blenheim Palace 19 miles.

### Equestrian Competition centres close by

- Addington Equestrian, Buckingham,: 7 miles
- Quainton Stud, Quainton, : 13 miles
- Aston Le Walls, Northants: 22 Miles
- Bury Farm, Slapton, Bucks: 25 miles
- Hunting with Bicester and Waddon Chase.

## FOXHILL

Foxhill lies in a peaceful rural position, just outside the village of Chetwode, with no neighbours and benefitting from countryside views on all aspects; a private residential equestrian smallholding with planning consent for secondary accommodation, extensive equestrian facilities including stabling, modern indoor school and 16 acres of productive pasture, with planning consent for an agricultural barn & replacement of an existing tin barn to an L shaped timber stable block.



## FARMHOUSE

Foxhill is an attractive period country property being a former public house, of rendered elevations under a tiled roof. Extending to some 2,369 ft<sup>2</sup>, the property offers spacious and well presented family accommodation arranged over two floors. The property has retained much of its character with exposed beams and an Inglenook fireplace. There is planning to extend the kitchen to rear (replacing the existing conservatory & extending further) creating a fabulous opportunity for a large open plan space.

Approached over a private drive, through electric gates, the property is set back in its own private & secure setting; enjoys a lawned frontage, softened by young trees with herbaceous borders, passing the equestrian facilities which are thoughtfully laid out & visible from the house: within a courtyard offering internal stabling/ hay storage, horsewalker, indoor and outdoor arenas and a tack room.

The drive continues to the front of the house providing ample parking, double garage, where the existing coach house is located, with planning to convert to a detached 2 bedroom cottage.

## FARM HOUSE

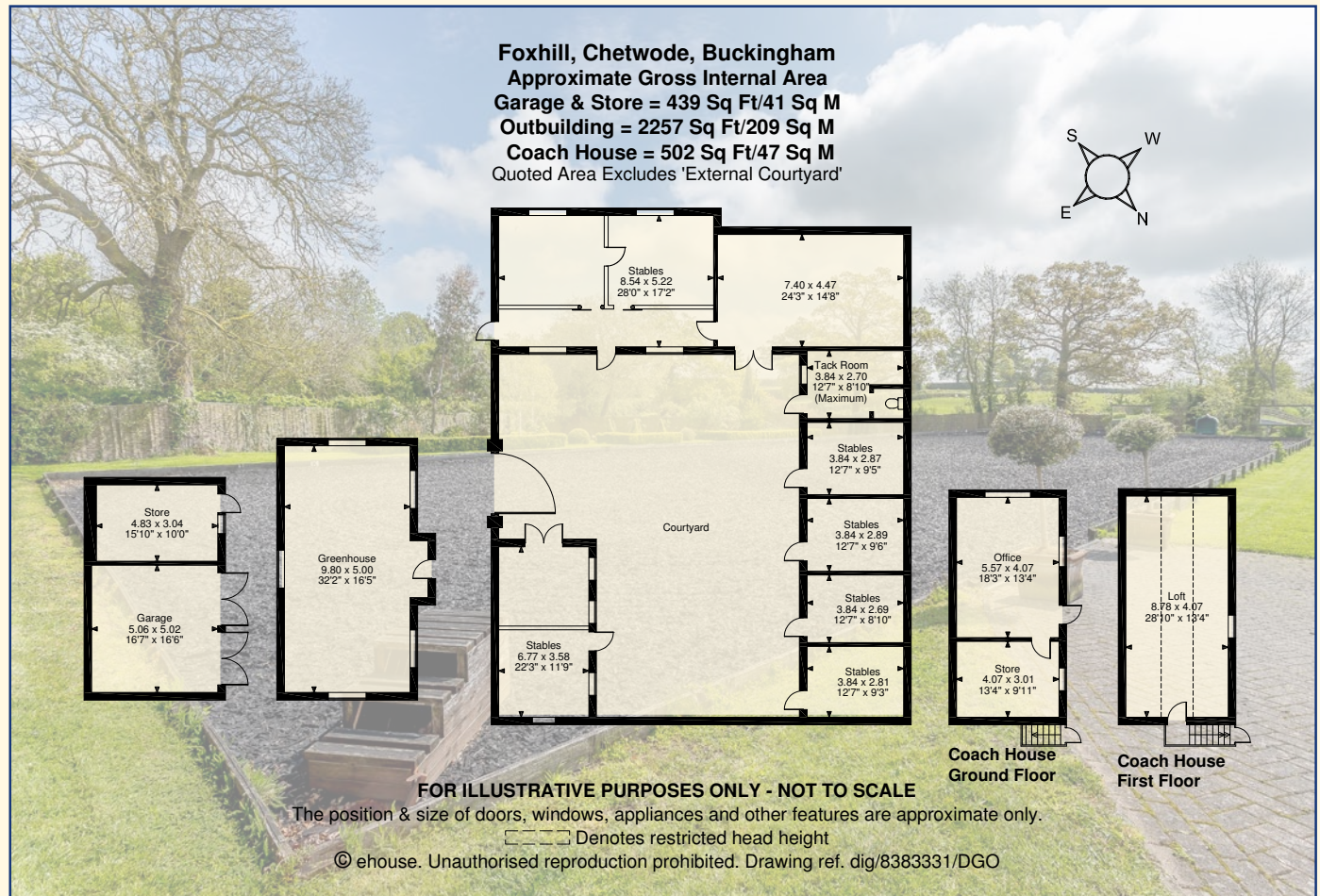
- Farmhouse kitchen/ breakfast room with Aga and second oven
- Drawing room having period fireplace with tiled slips
- Large double aspect sitting/ dining room with Inglenook fireplace
- Large master bedroom with attractive en suite shower room
- 2 further bedrooms with family bathroom including copper free standing bath
- Guest bedroom with en suite bathroom
- Downstairs WC

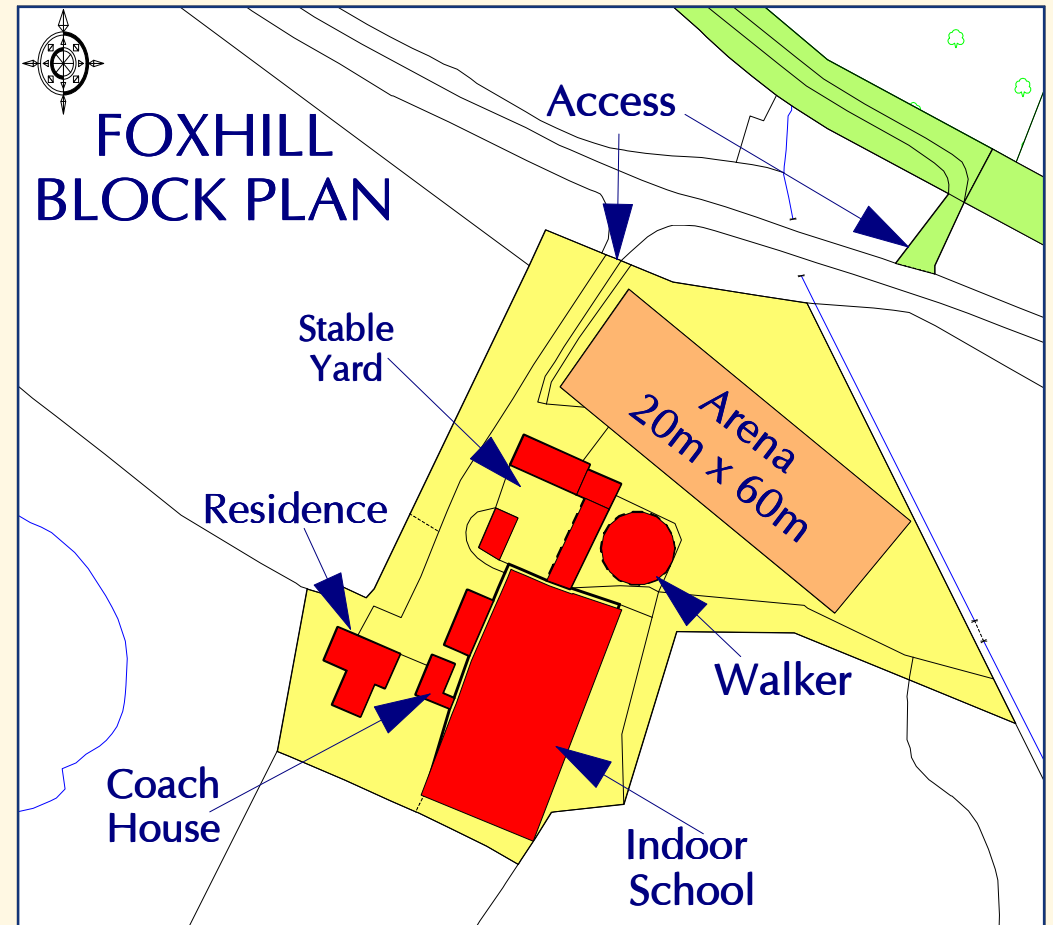
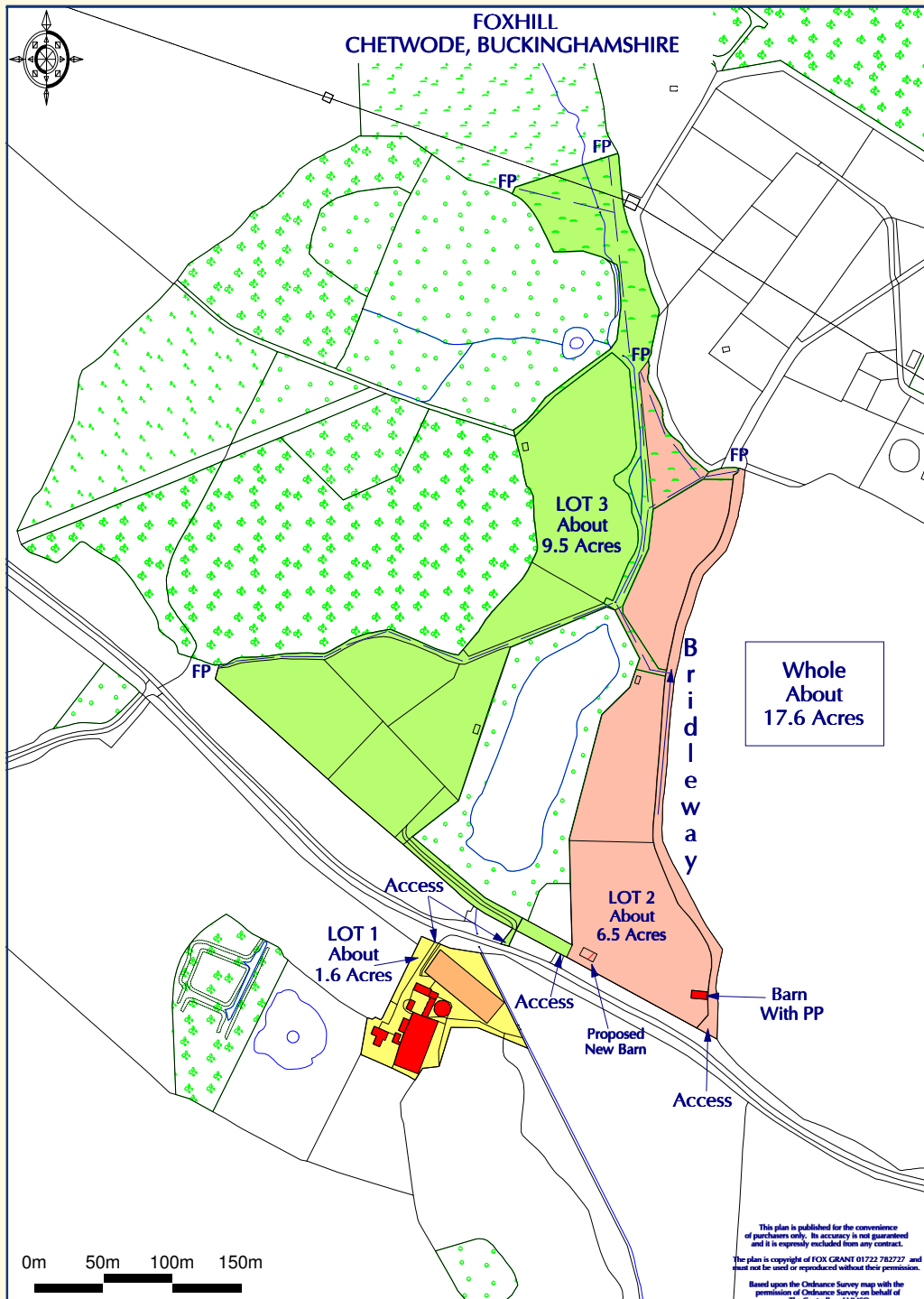
## EQUESTRIAN FACILITIES

- 7 stables (space for more in a large hay barn if required)
- Separate Hot shower wash bay with solarium
- About 20m x 40m indoor school, Martin Collins surface with training mirrors
- 20m x 60m outside school Martin Collins surface with training mirrors
- Covered Claydon horsewalker with rubber block floor
- Circa 16 acres post and railed, water troughs, natural and field shelters – Planning for both an Agricultural barn and “L” shaped field shelter/stables barn and hay store

## OUTBUILDINGS

- Double garage plus store
- Coach House comprising office & store with loft : planning to convert to ancillary accommodation
- Large Victorian style greenhouse
- Tree house/ climbing frame





## LAND

### LOT 1

Within the gated compound to the south of the road are the majority of the buildings [as highlighted in the Block Plan below]; lying to the southwest of the house is the garden with patio : excellent for alfresco entertaining and garden of lawn with hedge border – **in all about 1.6 Acres**

The remainder of the land is directly across the road with three access gates the mainly level land lies within a ring fence and is laid to permanent pasture. The pasture is divided into a number of enclosures by post and rail fencing.

### LOT 2

The land has good access from the road with a bridgeway running north from the road; gently undulating with an existing tin barn, having planning consent to replace with an L shaped timber stable block , as well as planning for a separate agricultural barn for hay/ machinery storage [see Agent's Notes for further details]with the majority of fields benefiting from mains fed water. **In all about 6.5 Acres** including the bridgeway also has mains water to troughs and post and rail fencing.

### LOT 3

Level land with mains water to troughs, post & rail/ stockproof fenced off footpaths, field shelters & spring fed pond; plus small orchard. **In all about 9.5 Acres.**

In all the property amounts to **approximately 17.6 Acres.**

**Uplift Clause:** should planning consent for residential or commercial use be obtained on any part / lot then a 25% uplift in value shall apply for 20 years from completion.



## AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning , building regulation or other consents and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

**Plans, Areas and Schedules** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and calculated by the vendor's agents, however the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

**Town and Country Planning** The property is sold subject to any development plans, tree preservation orders, ancient monument orders, town planning schedules and resolutions, which may or may not come into force. Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the estate.

**Specific Planning to Foxhill:** The following permissions have been granted :-

1. Replacement of tin barn with L shaped timber barn with field shelters/stables 16/01444/APP Approved May 2016 (work started to comply with 3 year expiration period)
2. Kitchen extension (demolition of existing conservatory and extension to rear, connecting lounge through) 17/04057/APP Approved Jan 2018
3. Conversion of Barn/ Coach House to living accommodation (2 bed cottage: kitchen, lounge, downstairs WC and stairs leading to 2 beds and bathroom on 1st floor 18/04424/APP Approved March 2019)
4. Permitted development for Agricultural Barn facing road on tin barn field 25M from highway Approved March 2019 Dimensions : 12 x 8m height: 3m to ridge.

**Rights of Way** There are three footpaths on the northern parcel of land marked FP on the sale plan. A bridgeway runs along the eastern boundary

**Unitary Authority** Aylesbury Vale District Council Tel: 01296 585858

**Council Tax** Band G approx. £2,800 pa for 2019/20

**Energy Performance Certificate (EPC)** Band E : full report available on request from the agent

**Services** Mains water and electricity with private drainage to a Klargestar septic tank. Oil fired central heating.

**Tenure** Foxhill is sold freehold with vacant possession given upon completion.

**Fixtures & Fittings** Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale but may be available by negotiation.

**Particulars** Prepared in May 2019.



**Fox** Grant

**FOXHILL  
MK18 4JS**

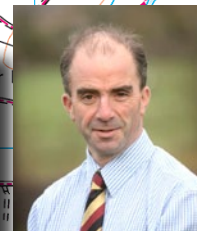
### DIRECTIONS

From A4421 Bicester head northeast signposted Buckingham. Proceed through Newton Purcell and immediately after going underneath the railway bridge, turn right to Barton Hartshorn and at the T junction turn left, taking the next right turn signposted Preston Bissett and the property will be found on your right hand side as indicated by red pillarbox. See location plan for alternative routes.

Postcode: **MK18 4JS**

### VIEWINGS

All viewings strictly by appointment through the agents on **01722 782727**. For further information or to book a viewing please contact **William Grant** or **Phil Howard** at [phil@foxgrant.com](mailto:phil@foxgrant.com)  
[foxgrant.com](http://foxgrant.com)



**William Grant**



**Phil Howard**

[foxgrant.com](http://foxgrant.com)

**COUNTRY  
& VILLAGE**

**FARMS, LAND &  
SMALLHOLDINGS**

**TRUSTPILOT**  
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SPECIALISTS**

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& LEISURE**