

CEDAR COTTAGE STABLES

BENSON, WALLINGFORD



★ WINDSOR CLIVE
INTERNATIONAL

CEDAR COTTAGE STABLES

WALLINGFORD, OXFORDSHIRE

The perfect centre for competition
horses

Wallingford 2 miles • London 45 miles • Oxford 14 miles
Henley 9 miles

4 bedroom house, 2 bedroom stable flat

20 Stables, Railed Paddocks

Indoor and Outdoor Schools

In all about 18.413 acres (7.451 hectares)



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LOCATION

Cedar Cottage Stables is only 45 miles from Central London, 16 miles from the M4 at Maidenhead, and 14 miles from Oxford. Wallingford is an attractive market town on the River Thames with a wide range of shops, and trains to London from Cholsey take under an hour. Close to the foot of the Chiltern Hills, this is an excellent location for the equestrian competitor.

CEDAR COTTAGE STABLES

Designed for equestrian use, Cedar Cottage Stables has a well balanced mix of domestic accommodation, stabling, professional schooling facilities and paddocks.



The main house has been expanded on one floor to provide a well appointed and comfortable four bedroom house in a sheltered and private garden. Subject to planning approval, the site could well justify a larger house.

The stables, arranged in two principal groups, with outlying boxes, are designed for ease of management, close to the indoor and outdoor schools.

The staff accommodation, in the stables is newly fitted and ideal for stable staff.

The property has electric wooden gates at the entrance. The drive, passing the outdoor school, then forks and on the left, approached over a bonded gravel drive through a second pair of wooden gates is:

CEDAR COTTAGE

Newly fitted out to a high standard in the last year, the kitchen and bathrooms have been hardly used. The house is deceptively large and is ready for immediate occupation. The garden surrounds the cottage and is well sheltered by hedging. There are excellent reception rooms and good sized bedrooms with ensuite bathrooms.

THE STABLE BUILDINGS - 20 BOXES

The stables are to one side of Cedar Cottage, and are approached by their own driveway. Through a wicket gate from the house are:

- A range of timber stores, including the boiler room for Cedar Cottage.
- A pair of loose boxes.
- Lean-to equipment garage.

- Indoor school. 19.85m x 28m with a waxed sand surface.
- A pair of loose boxes.
- A range of 6 boxes with a monopitch roof and overhang.
- A range of 3 double and 3 single boxes (two of the latter used as stores), plus 3 boxes part completed.
- Wash room, WC.

STABLE FLAT

- Well decorated and fitted with living room, with kitchen units including sink, microwave, electric oven, hob and extractor fan, 2 bedrooms with ensuite shower rooms.
- Large tack room, solarium and wash box.

Between the stables and the paddocks are:

THE MOBILE HOME

- A pair of boxes.
- A 5 bay roofed horse walker
- Muckheap

By the entrance is the:

OUTDOOR SCHOOL

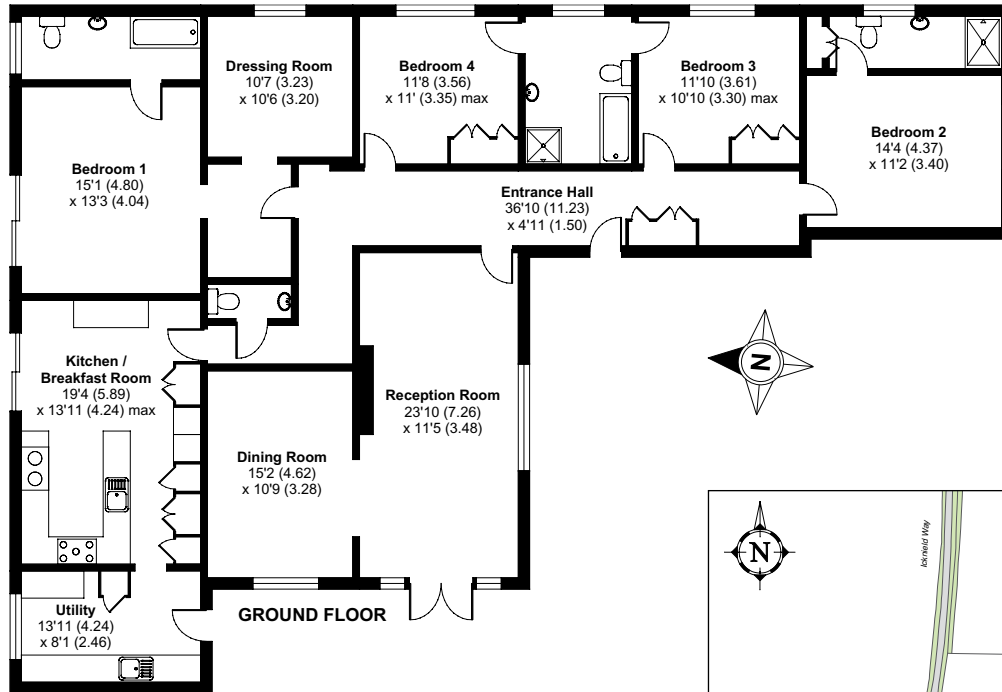
30m x 60m, with a waxed sand and fibre surface, two gates and boarding.

PADDOCKS

In a shallow valley, there are 20 paddocks all railed and easily accessible by a central track from the yard. These reach as far as Nuffield Lane at the eastern end. Most of the paddocks have field shelters.

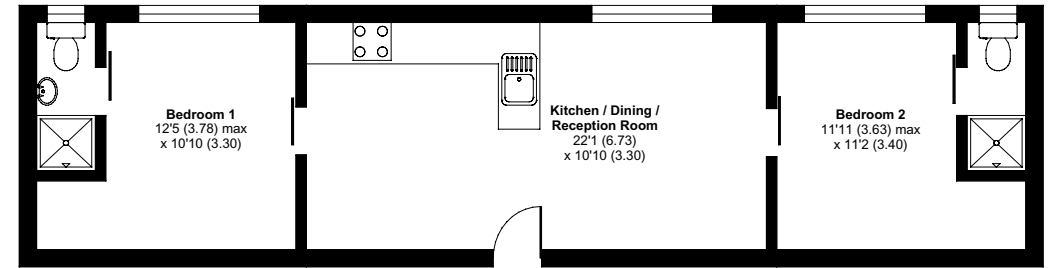
Cedar Cottage Stables , Benson, Oxford, OX10

APPROX. GROSS INTERNAL FLOOR AREA 2182 SQ FT 202.7 SQ METRES

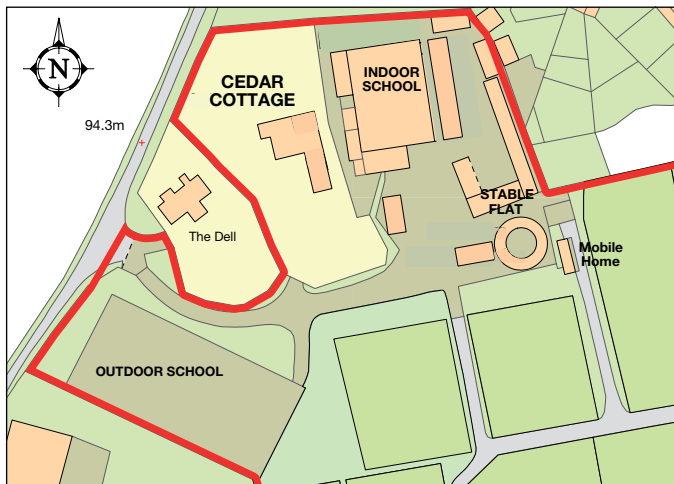
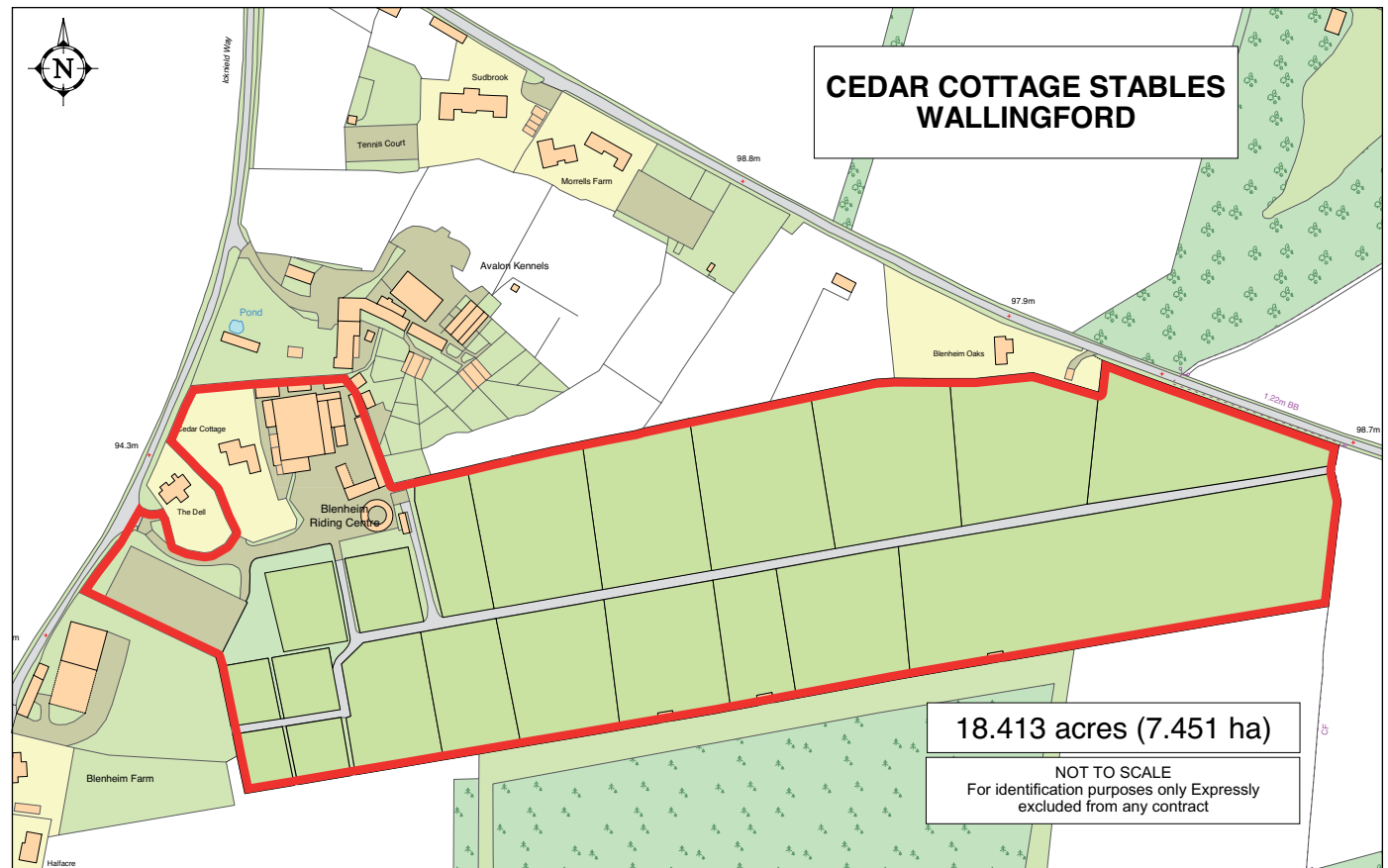


Cedar Cottage Stables Flat, Benson, Oxford, OX10

APPROX. GROSS INTERNAL FLOOR AREA 524 SQ FT 48.7 SQ METRES



GROUND FLOOR





GENERAL REMARKS

METHOD OF SALE

The freehold of Cedar Cottage Stables is offered for sale by private treaty.

EASEMENTS AND RIGHTS OF WAY

The property is sold to subject to, or with the benefit of, all existing wayleaves, easements, quasi-easements, rights of way, covenants and restrictions, whether mentioned in the particulars or not.

FIXTURES AND FITTINGS

The fixtures, fittings and equipment may be available to purchase at a reasonable valuation; however they are not necessarily included in the sale of the property.

LOCAL AUTHORITY

South Oxford District Council, 135 Eastern Ave, Milton, Abingdon OX14 4SB, Tel: 01235 422422

COUNCIL TAX AND EPC RATINGS

Cedar Lodge: Council Tax Band E, EPC Band F

Stable Flat: EPC Band C

BUSINESS RATES

Not Assessed

SERVICES

- Mains Water and Electricity.
- Private drainage systems
- Propane gas from 2 underground cylinders.
- The gas central heating boiler for Cedar Cottage is in the wooden store alongside the indoor school.

VIEWINGS

Strictly by appointment through Windsor Clive International:
Tel. 01672 521155

DIRECTIONS (OX10 6PP)

From London take the M4 to junction 8/9 then take the A404 for 3 miles and take to A4130 to Henley on Thames. Continue through Henley and Nettlebed on the A4130.

Pass the signs to Nuffield and continue down the hill. At the crossroads turn left to Hailey, also signed to Avalon Kennels. Go straight on at the crossroads for Cedar Cottage Stables is the second entrance on the left with wooden gates.

IMPORTANT NOTICE

Windsor Clive International give notice to anyone who may read these Particulars as follows:

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract.
2. Any description or information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Windsor Clive International nor any of its employees have any authority to make or give any representation or warranty in relation to the property.
3. Any reference to alteration to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.
4. The plan included with these particulars is for identification purposes only and is based on the Ordnance Survey. Where revisions have been made by the Agents a full land survey has not been carried out, consequently where enclosures have been divided or altered, the position of the new boundaries together with the plotting of any new or altered building and any other information, whilst believed to be basically correct, are indicative only.
5. The floor plans included in the particulars are approximate and are for representation purposes only. Specifically, measurements of doors windows and rooms together with the total area of each building are not guaranteed nor should they be relied upon as a basis of valuation.



