



A fantastic opportunity to purchase a Grade II listed farmhouse available for the first time in over 50 years, with a selection of farm buildings, in need of extensive refurbishment, available with 110 acres in the heart of the picturesque Buckinghamshire village of Ludgershall.

The farmhouse is accompanied by a selection of large barns, which hold potential for development, subject to obtaining the necessary planning consent. This adds an exciting dimension to the property, offering possibilities for additional living space or even commercial ventures.

For those with an interest in agriculture or equestrian pursuits, the property is available with either 10 acres of grazing land or an impressive 110 acres of pasture land that runs due north from the farmhouse.

The land comprises of a mixture of arable meadows with Blackthorn hedge boundaries that would be suitable for grazing.

It is important to note that viewings are strictly by appointment, and prospective buyers should be aware that the farmhouse is not currently in a state suitable for habitation.

This property is ideal for individuals or families looking to invest in a project that promises both space and potential in a picturesque rural setting. Embrace the opportunity to breathe new life into this farmhouse and make it your own.

Ludgershall is approximately five and a half miles southeast of Bicester and has a public house, The

Bull & Butcher, a church and a village hall where there are many community events, including the biennial village fete.

The property falls within the catchment of Waddesden School, judged "outstanding" by Ofsted, and is also within reach of the Aylesbury grammar schools.

The nearby village of Brill has a Church of England Primary school, Ashfold school, a village Post Office, shop, and two public houses.

Nearby Thame has a number of traditional shops, including Waitrose, a weekly market, restaurants, and lovely coffee shops.

Bicester is approximately 5 miles away and has two railway stations. Bicester North offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

Bicester Village Station offers services to Oxford and has been upgraded to provide a further route to London Marylebone.

The M40 is within easy reach at J9 or J10 and offers access to London, M25, Oxford and Birmingham.

Bicester itself is a historic market town with a wide

range of shops, together with cafes, pubs, numerous restaurants, weekly markets, a Sainsbury's and Tesco supermarkets, a leisure centre, and a cinema complex.

Bicester Village is a dream destination for designer shopping with 170 luxury boutiques all on your doorstep and is a few minutes drive or a five-minute walk from the town centre.





Property Comprises:

Grade II Stone-Built Five-Bedroom Farmhouse In Need Of Complete Refurbishment.
Current Layout Has Four Bedrooms, Bathroom, Three Reception Rooms, Kitchen, Store Room.

Just Under 11,000sqft Of Outbuildings.

Hardstanding, and Driveway.
Available With 10 Acres, (32 Acres or 125 Acres by separate negotiation)

Construction - Stone Under Slate Roof
Mains Electric, Mains Water, Mains Drainage.
Oil Fired Central Heating
Mobile Phone Coverage - Check Ofcom Website
Local Authority - AVDC
Council Tax Band - F





Approximate Gross Internal Area 13390 sq ft - 1244 sq m

Ground Floor Area 1348 sq ft – 125 sq m

First Floor Area 1115 sq ft – 104 sq m

Outbuilding Area 10927 sq ft – 1015 sq m



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		
England & Wales		EU Directive 2002/91/EC

