

ATTINGTON HOUSE and STUD

Tetsworth, Oxfordshire



Attington House and Stud

Tetsworth, Oxfordshire

Oxford 13 miles. London 45 miles. Thame 3.5 miles. M40 junction 6 4.5 miles

**An impressive modern house
with a leading centre for sport horses.**

6 reception rooms, 6 bedrooms and bathrooms,
Offices/staff flat and garaging. Gardens and grounds.

Sport horse complex with:

Manager's cottage with

2 reception rooms , 3 bedrooms and bathroom

31 stables in 4 yards

Magnificent indoor school

Outdoor school and cross country schooling complex.

Extensive paddocks

In all about 74.85 acres (30.295ha)



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Your attention is drawn to the important notice on the last page of text*





Introduction

Attington House is a magnificent American designed country house of the highest quality, standing at the end of a fine avenue in the middle of its own ground. Attington Stud is one of the leading centres for sports horses in the South of England ideally placed for ease of access to the M40. The house and the stables have separate access, giving a well defined division between the residential and equestrian elements of the property.

Location:

Only 4.5 miles from junction 6 of the M40, Attington Stud is in the lee of the Chiltern Hills and superbly placed for reaching both London and Oxford. Just outside Tetsworth, which has a village shop, public houses and a village school, Attington's nearest town is Thame, an attractive centre with a good range of everyday facilities. It is a quick drive to Oxford by the A40 with all its cultural, educational and commercial facilities. Trains from Haddenham and Thame Parkway take about 45 minutes to London Marylebone.



Attington House:

Approached from the M40 by an avenue of lime trees facing south west and overlooking a large pond, Attington House was built in 2014 to an American design and with an impressive attention to detail. With its garaging and offices, it totals about 9,500 sq.ft. and its layout leads itself to entertaining and to modern family living.

The attractive regency front door leads into the Entrance Hall with the curving staircase fireplace and parquet floor. Double doors lead to the Drawing room which with the Dining room, Library and Garden room gives excellent reception areas for entertaining. The other side of the hall has the Cloakroom, the Sitting room, superbly fitted Kitchen and pantry, which link to the Bootroom and Utility room, and a door to the Back hall.

The first floor has a wide landing, with to the right: The Main Bedroom Suite of Bedroom, Dressing room, 2 Bathrooms and a Sitting room/study. To the left are a second Bedroom and ensuite Bathroom, 2 further Bedrooms and a Bathroom.

The staircase continues to the second floor with 2 Bedrooms with ensuite Bathrooms, a Nursery and a Store room.

The Office Annex

From the Back Hall a door leads to the Annex, with a hall of which are a WC; the 3 car Garage, and Bedroom/Office with kitchenette and bathroom. Stairs lead to an extensive Office/Staff Flat with Reception/office with kitchen area, Shower room, and Office.

The Gardens:

The attractive gardens lead down to the pool with borders lawns and mature willow trees. Behind the house are young plantings of specimen shrubs.



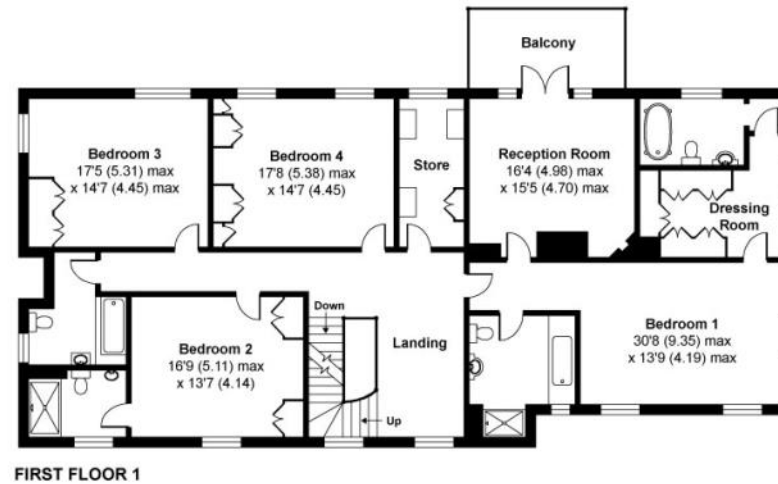
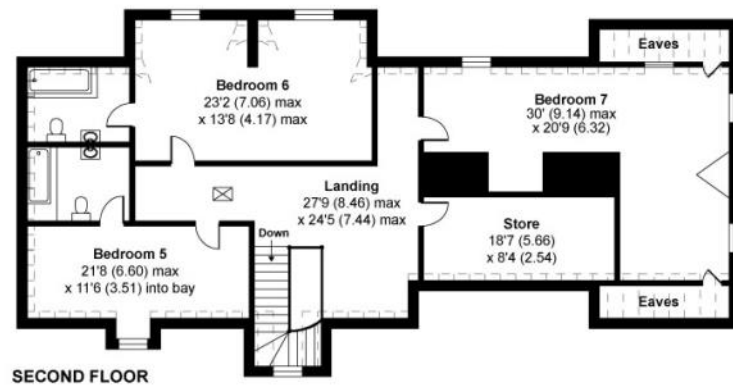
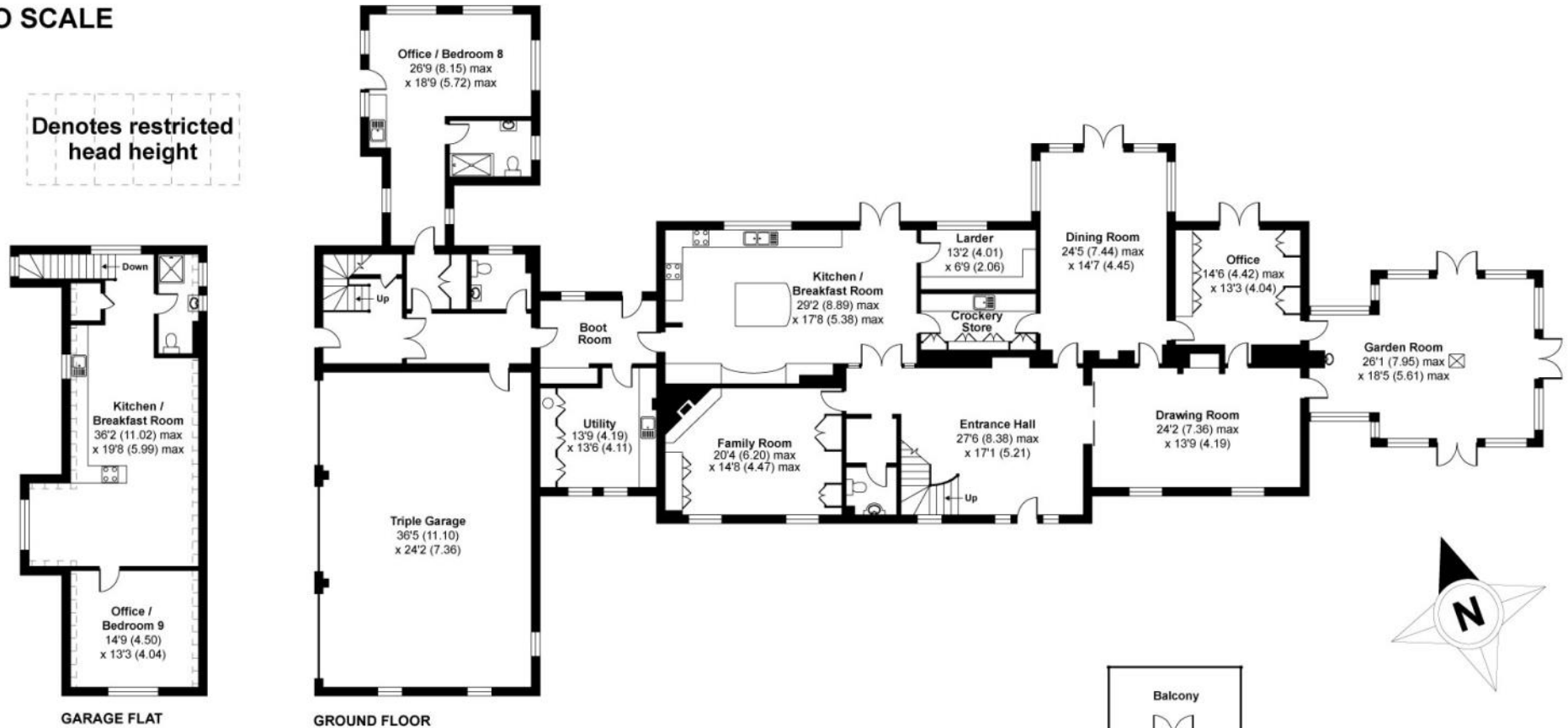






NOT TO SCALE

Denotes restricted
head height



Attington House, Tetsworth

APPROX. GROSS INTERNAL FLOOR AREA 9528 SQ FT 885.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)

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Attington Stud:

With an excellent manager's house and superb complex of stabling and indoor school, Attington Stud has been designed as a first rate centre for the training of competition horses. The combination of the indoor and outdoor schools, and the extremely popular cross country schooling complex make Attington one of the best schooling and teaching centres in the Heart of England.

Currently run by a supremely professional team, the equestrian facilities pay their own way, and the new owner may wish to continue the current arrangement.

With a separate entrance, the buildings comprise:

The Manager's House: A substantial bungalow of brick under a tiled roof, with Sitting room, Kitchen, 3 bedrooms, Bathroom and Garage.

14 Box Yard, A traditional south facing yard of timber under a tiled roof, with stores and muck heap.

Horse walker A six bay covered walker

A timber range under a tiled roof with Farm office, Vet's room, and 4 loose boxes.



Indoor School Barn

An impressive 8 bay barn with, along the northern side:

10 loose boxes, a Tack room, wash box and Feed room. This range has a wide feed passage and sliding doors at each end.

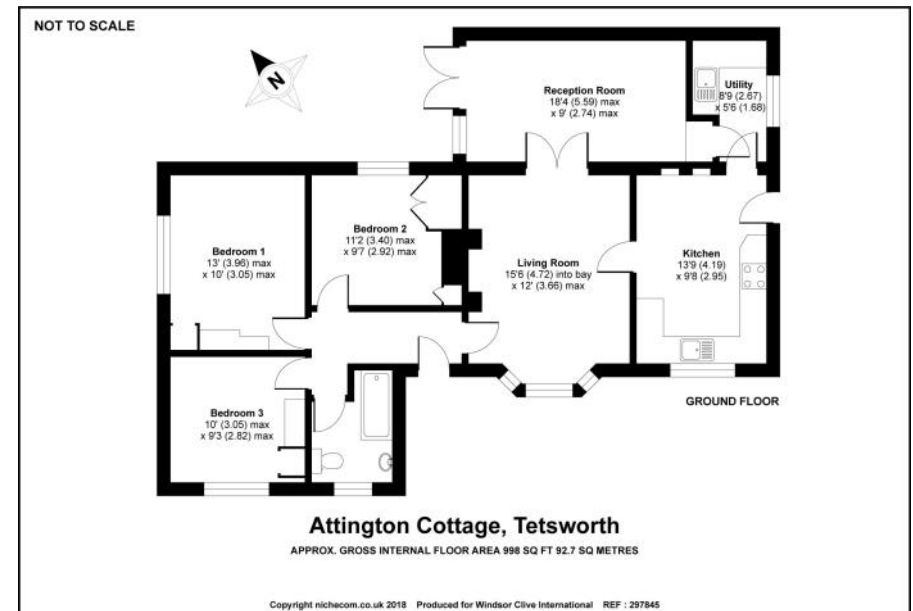
The Indoor School, approximately 48m x 30m with a Martin Collins 'Ecotrack' surface, boarded walling, and exceptional natural lighting in addition to the sports lighting.

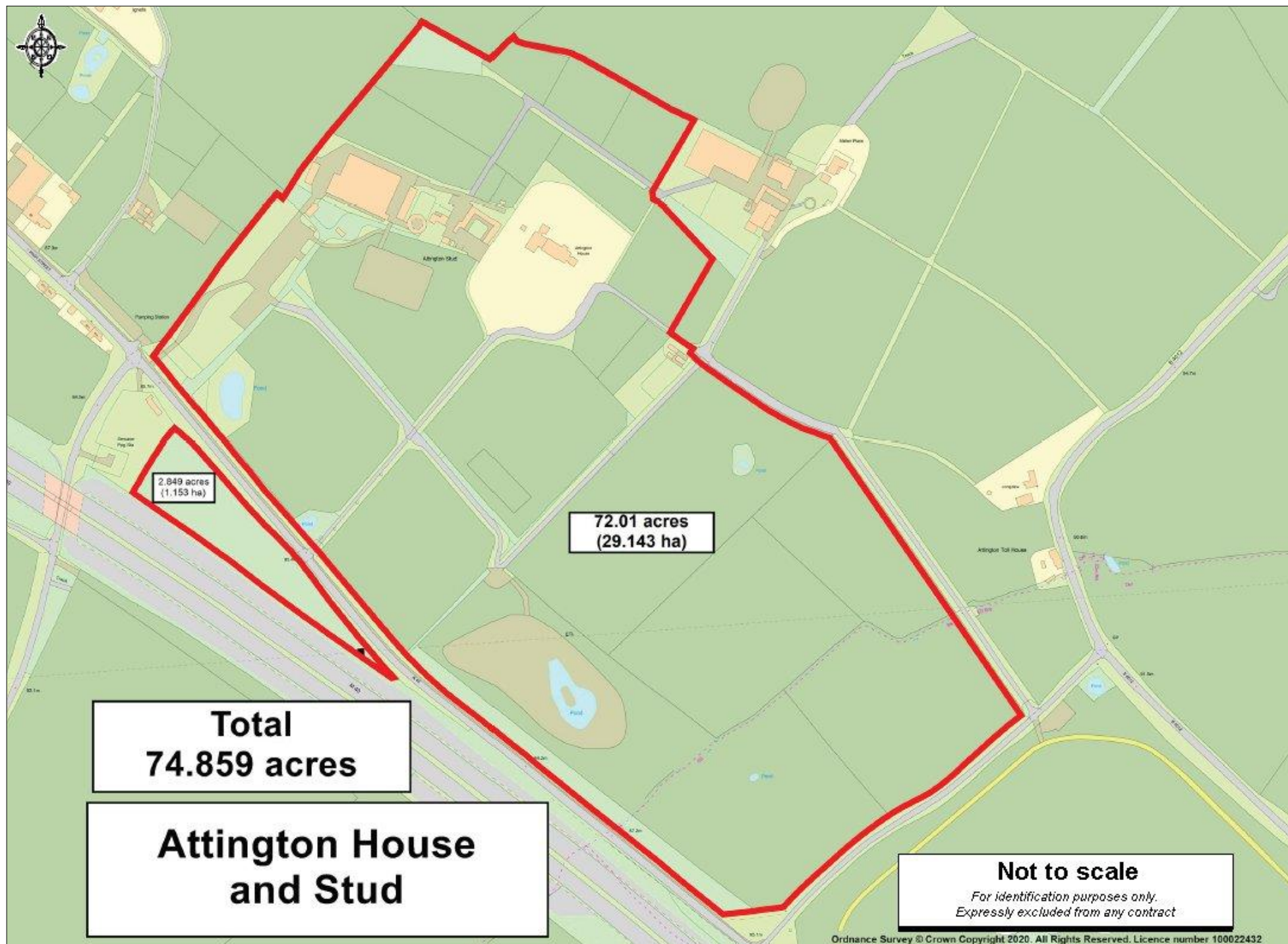
Store rooms and WCs

Wash down shelter.

A utility barn for equipment and machinery

A range of 3 Isolation Boxes.







The Training Facilities—For further information go to www.attington.com

Access from the stud driveway, before reaching the indoor school complex is the ;

Horse box parking, for visiting lorries. From the lorry park are walkways, both to the stables and to the outdoor facilities.

The Outdoor School — 60m x 40m with a Martin Collins Ecotrack surface. Fully post and rail fenced.

The Cross Country schooling area—Reached from the horse box park by an all weather horse walk, this is one of the best in the country, and is used by some of the best known names in the eventing world.

Occupying about 10 acres, this includes about 3 acres of all weather Andrews Bowen surface. With about 50 fences of a myriad of different types, including a substantial water complex, this is extremely popular and is hired most days of the year. This produces a substantial income. Details from the agents.

The Land—Most of the land is flat or gently sloping, ideal for the raising of sport and racehorses. Divided into a dozen paddocks, there is a total of 74.859 acres.





General Remarks

Method of Sale— The freehold of Attington Stud is offered for sale as described or in two lots by private treaty. A sale of the house and garden could be considered prior to the stables . For details discuss a possible split with the agents.

Council Tax, EPCs and Occupancies

Property	EPC Band	Council Tax Band	Payable 2020/21	Tenure
Attington House	B	H	£ 3,904.74	Vacant
Staff Flat	B	A	£1,301.58	Vacant
Manager's Cottage	F	A	£1,301.58	Service Occupancy

Tenure and Possession—The freehold is available with vacant possession or subject to occupancies described below. The property is held in two titles.

Sporting, Mineral and Timber—The sporting rights, the minerals and timber in so far as they are owned are included in the sale.

Services— Mains water, Mains electricity plus a back up generator, Private Drainage. T

Basic Payment Scheme (BPS) - The Basic Payment Scheme subsidy for the current year will be retained by the vendor. The Vendor will use reasonable endeavours to support the transfer of any Basic Payment Scheme Entitlements to the Purchaser from the date of completion. The Purchaser will indemnify the Vendor in respect of all actions, costs, claims and demands made in respect of any failure on the part of the Purchaser to comply with the cross compliance for the current year. Details are available from agents.

Planning and Occupancy Conditions—The property is offered for sale subject to any current or past development plans, tree preservation orders, town planning schedule, applications permissions and resolutions which may or may not come in to force.

Local Authority—South Oxfordshire District Council, 135 Eastern Ave, Milton, Abingdon OX14 4SB Tel: 01235 422422

Business Rates—Rateable Value £6,000. Currently this is below the threshold for the payment of Business Rates

Boundaries, Plans, Areas, Schedules and Disputes— The Boundaries, for reference only, are based on the Ordnance Survey. The Purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks and stipulations, particulars, schedules, plan on the interpretation of any of them, such questions shall be referred to the selling agents whose decisions acting as an expert shall be final.

Easements, Covenants, Rights of Way and Restrictions— 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.

There is a footpath from Tetsworth which crosses the North East of the property. A second footpath runs across part of the schooling area. An application to divert is under way.

Employees—If appropriate, the Purchaser will be responsible for complying with statutory provisions of the Transfer of Undertakings (Protection of Employment) Regulation 2006. (TUPE) In relation to employees at the property.

VAT—Any price guide given or discussed is exclusive of VAT. In the event that the sale of the property or any part thereof or any right attached to it becomes a chargeable supply for the purpose of VAT, such tax will be payable in addition.

Stud Farm Name— The vendors will continue to use the name Attington Sports Horses.

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.

Solicitors—Blake Morgan, Seacourt Tower, West Way, Oxford, OX2 0FB.
For the attention of Michael Jones. 01865 248607

Viewing

Strictly by appointment with the sole agents:
Windsor Clive International. Tel: **01672 521155**.

Directions - Postcode, OX9 7BY

From Junction 6 of the M40, take the B4009 towards Thame, take the first left on the A40 signed to Oxford, go through Postcombe, past the right turns to Thame and Attington Stud is on the right, take the first entrance to Attington House.



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