



Lenborough Road
Gawcott

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Bowlers & Babingtons



The perfect compact equestrian property to suit professionals or amateurs alike, offering a 4 bedroom detached barn conversion with potential to extend, with approximately 7 acres ,12 stables, 60 x 20 Martin Collins arena, and lunge pen. Fabulous bridleway network on your doorstep and just 5 miles to Addington Equestrian Centre.

Rose Barn, Lenborough Road, Gawcott, MK18 4JG

Offers in Excess of: £1,250,000

- Perfect Compact Equestrian Property Set within Approx 7 Acres
- 12 Box Stable Yard,
- Martin Collins 60 x 20 Arena
- Lunge Pen and Sand Turnout Pen
- 4 Bedroom Barn Conversion with Potential to Extend
- 2 Reception Rooms
- 3 Bathrooms
- Utility/Boot Room
- Double Garage & Workshop
- Wrap Around Garden



Robert House, 19 Station Road, Chinnor, Oxfordshire, OX39 4PU

01844 354554

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Location

Gawcott has a village pub, a village hall, and a primary school. The village is also surrounded by lovely places to walk with plenty of accessible footpaths and bridelways.

The pretty market town of Buckingham is just over two and a half miles away providing a range of independent shops, two good schools, leisure facilities, restaurants, and a doctors surgery.

Milton Keynes (approximately 14 miles away) offers a wider range of shopping facilities, cinemas, leisure facilities, and a train station with a service to London Euston Station.

Gawcott is in the catchment area for the Royal Latin Grammar School in Buckingham, and has a number of private schools including Swanbourne, Thornton College, Stowe, Akeley Wood and AW6 sixth form within easy reach.

An additional rail service to London Marleybone is also available in Bicester, from Bicester North Station and Bicester Village Station.



Description

The property is discretely positioned amongst just three other neighbouring properties, offering complete privacy within a small and friendly community positioned on the edge of the village.

The property consists of: The formal entrance hallway where all rooms lead from with plenty of space to welcome your guests however, the side entrance with half stable door that takes you straight into the utility room is the common entrance for everyday use especially with muddy dogs and boots.

The utility room has plenty of storage, a sink, space for white goods, integrated dishwasher and is semi open plan to the kitchen. The kitchen provides further eye and waist level storage, a range cooker and a sociable breakfast bar.

From the hallway there is a cosy and welcoming dining room, which is semi open plan to the main dual aspect reception room with exposed beams, wood burning stove and French doors to the garden.

Also from the hallway there are two double bedrooms/reception rooms, and off the inner hallway is a family bathroom and the dual aspect master bedroom with modern ensuite shower facilities and views over the garden and stable yard.

Upstairs there are two double bedrooms with Velux windows, with one benefitting from an ensuite shower room, making this the perfect teenagers den!

Outside

The wrap around garden is laid mainly to lawn with mature hedging and trees such as Birch, Ash and Hazelnut, providing total privacy for the garden, house and stable yard. There is also a double garage and attached workshop with power, lights and water and ample private parking for numerous vehicles.



For The Horses

There is everything you need to keep them in style and comfort. Directly behind the garden is the smart 12 box stable yard and sand turnout pen, allowing you to keep a close on your horses without leaving the house. 3 of the stables are currently used as a feed room, rug room and tack room with plumbing for white goods and sink with hot and cold water. The stables are fitted with automatic water feeders and there is a fully plumbed in toilet behind the tack room.

In addition to the stable facilities there is a Martin Collins fibre sand 60 x 20 arena and useful enclosed rubber/sand lunge pen.

The paddocks totalling approximately 7 acres run to the side and behind the arena and are divided by post and rail fencing into paddocks of various sizes with an access track through the middle. The paddock land is surrounded by mature hedging and trees, providing shelter and shade.

A previous application for an agricultural barn has been approved and the required footings are in place, please see the AVDC website ref 06/01448/APP for full details.

From the property is direct access to one of many bridleways, also connecting to the Hillesden estate. Ask the agent for full details.



General Remarks and Stipulations

Tenure

Freehold

Services

Gas central heating, electric & mains drains

EPC Rating

C

Local Authority

Aylesbury Vale District Council

Viewing

Strictly by appointment with Bonners & Babingtons

Important Notice

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Approximate total area⁽¹⁾

1760.82 ft²

163.59 m²

Reduced headroom

185.06 ft²

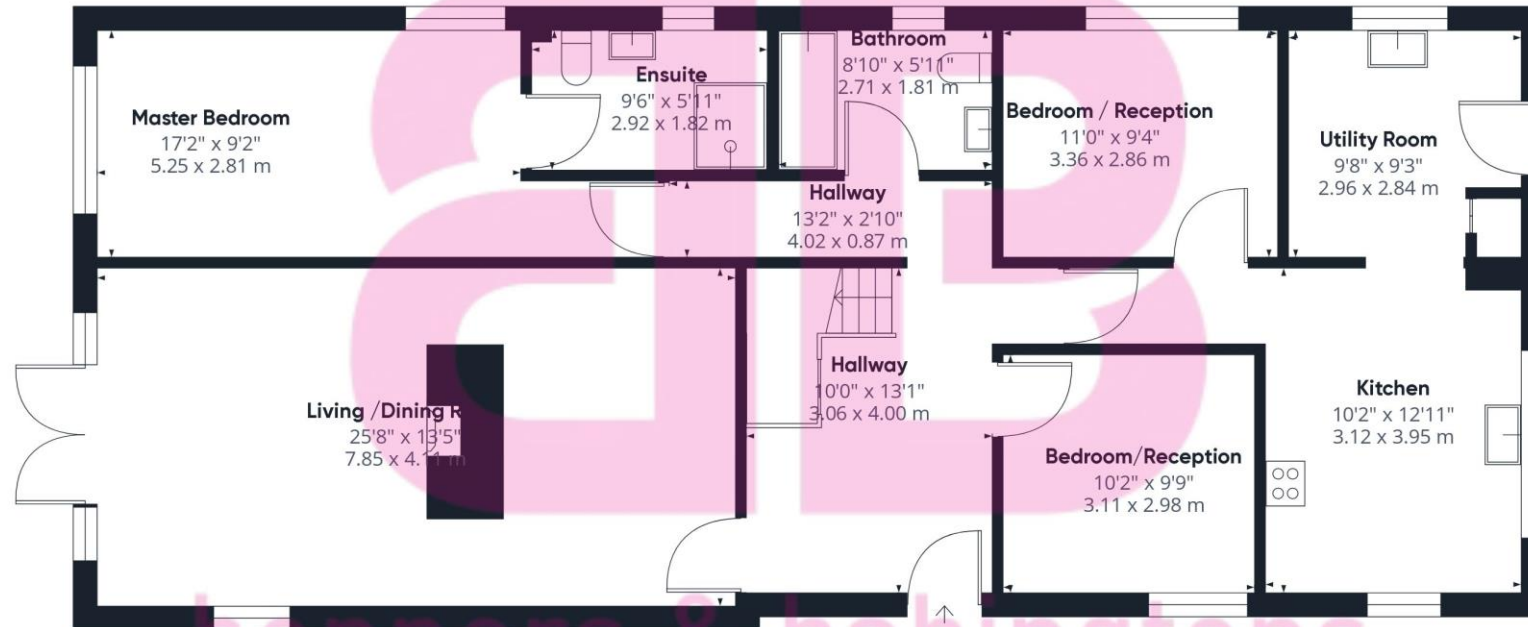
17.19 m²

(1) Excluding balconies and terraces

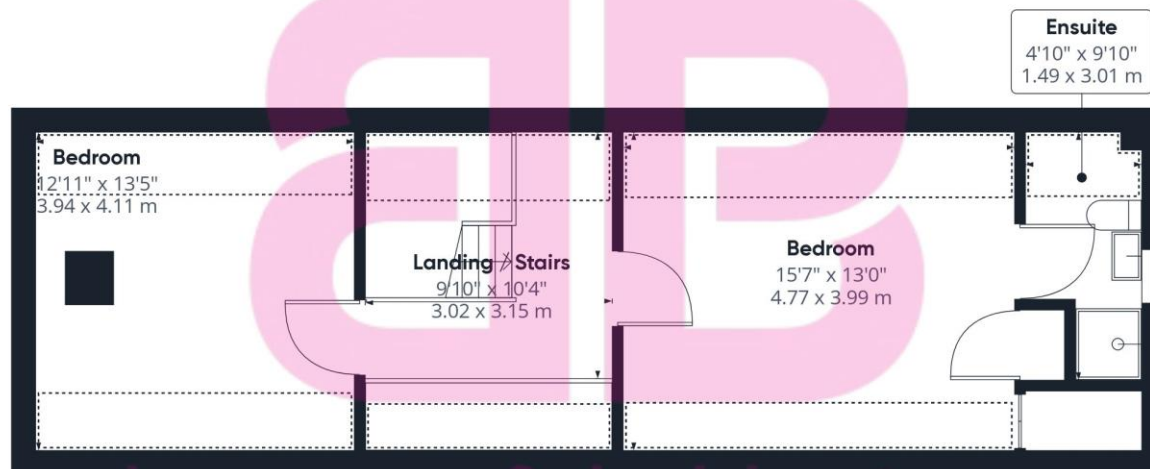
 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Ground Floor



Floor 1



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