



D'Oyleys Farm, Ludgershall, Aylesbury, HP18 9PB

£1,000,000

HUNTERS[®]
EXCLUSIVE



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This Grade II listed stone farmhouse with outbuildings is in need of major renovation and is offered to the market with vacant possession. Located on edge of the attractive rural village, the farm has been in ownership of the current family since 1951.

The farmhouse and outbuildings are to be sold with an additional 10 acres of land, while a further 100 acres of neighbouring pasture land is available by separate negotiation. The outbuildings are currently used for livestock but may provide the possibility for development for a range of residential or commercial projects subject to planning laws.


The thriving village of Ludgershall benefits from a public house, church and village hall. Road and rail links provide easy access to Junction 9 of the M40, Aylesbury and the market towns of Bicester and Thame. Nearby train stations can be found in Aylesbury and Bicester, serving Oxford, Birmingham and London. The Bicester Village retail park with its designer outlets is approximately 6 miles away.

Viewing of the farm and land is strictly by appointment only.





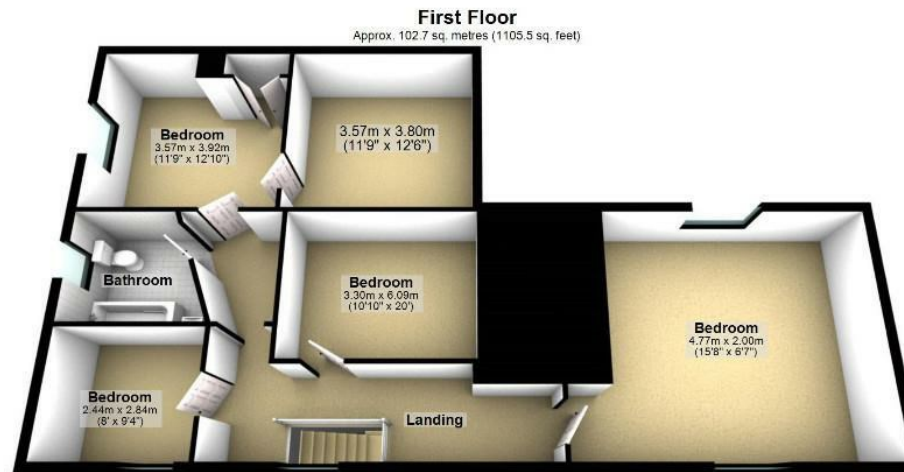


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC 		
England & Wales		

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Total area: approx. 224.0 sq. metres (2410.8 sq. feet)

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01869 321999 | Website: www.hunters.com

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