

# CROPREDY LAWN

CROPREDY, OXFORDSHIRE

**BROWN & CO**

 **Knight  
Frank**



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Banbury (London Marylebone from 52 minutes) – 4 miles | M40 (J11) – 5.5 miles | Chipping Norton – 18 miles | Oxford – 30.2 miles  
Cheltenham – 43 miles | London – 80 miles  
(All distances and times are approximate)

*‘An impressive training yard and arable farm with extensive equestrian facilities, extending to 236 acres.’*

7 bedroom Farmhouse | Tennis Court | Swimming Pool | Walled Garden  
3 Cottages

**Equestrian Facilities:**

63 Boxes | Equine Swimming Pool | Water Walk | 6.5 furlong All-Weather Gallops  
Loose-jumping Lane | Indoor School | Turn-out Paddocks | 2 Horsewalkers

Pasture | Arable | Woodland

**In all about 236 acres (95.50 ha)**

**For sale as a whole**



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

## SITUATION

Located to the north of Banbury, Cropredy Lawn is surrounded by rolling countryside. The nearby village of Cropredy has its roots in Anglo-Saxon times and its name is thought to be derived from the Old English word "croppre" - meaning hill and "ridig" - small stream. The village was mentioned in the Domesday Book (1086) and before the Reformation, it was part of the estate held by the Bishop of Lincoln. The picturesque Oxford Canal and the River Cherwell run in parallel on the southeast border of the village.

**Transport** - Communication links by road and rail are excellent with the M40 approximately 5 miles away and there are regular trains running from Banbury into London in under an hour. Birmingham and Heathrow International airports are easily accessible as is Oxford airport.

**Schools** - There is an excellent range of state and private schools in the area including the Carrdus school, Tudor Hall schools for girls, Bloxham and Sibford school's, Warwick Preparatory and Warwick school, King's High school and Winchester House Preparatory at Brackley, as well as the Oxford schools being within easy driving distance.

**Activities** - Banbury, Stow-on-the-Wold, Burford, Chipping Campden and Bourton-on-the-Water are nearby and provide good day-to-day facilities with a greater range of amenities and cultural activities at Stratford-upon-Avon, Cheltenham and Oxford. Daylesford Farmshop, Soho Farmhouse, Estelle Manor and RH Aynhoe Park are also within easy reach.

**Dining** - The Brazenose Arms in Cropredy is walking distance and further afield you can find The Bell at Ladbroke.

**Sporting** - Sporting activities in the area include racing at Cheltenham, Warwick and Stratford-upon-Avon; polo at Kirtlington and Dallas Burston; golf courses can be found at Cherwell Edge, Rye Hill, Tadmarton, The Oxfordshire and Heythrop Park, Burford and motor racing at Silverstone. Clay pigeon shooting can be found at Honesberie Shooting School, Priors Marston.



## HISTORY

Cropredy Lawn has been an established training yard for Paul Webber and his family for the last 68 years. The land has been gradually transformed from mostly agricultural to the growing equine facility it is today. Paul Webber has followed in the footsteps of his father John, a successful trainer of three hundred winners, including two at the Cheltenham Festival.

The National Hunt list is long: a Scottish Champion Hurdle in 2001, three Red Rum Chases with Flying Instructor in '99, Jungli in '00 and Tidour in '04 and two victories at Royal Ascot, Ulundi '02 and Full House in the Ascot Stakes in '07. Most recently, Time For Rupert was a flagbearer, winning eight, three of which were round Cheltenham, and the aptly named Indefatigable has won six, giving Paul a first Cheltenham Festival win in 2020. Other wonderful horses like Carlito Brigante, Kew Green, Tindaro, Alasi, Australia Day and Cantlow have won big races for the yard.

# CROPREDY LAWN

Cropredy Lawn is a pretty farmhouse with well proportioned reception rooms and 7 bedrooms. On the ground floor there is a dining room, drawing room, billiard room, large office, sitting room, family kitchen and breakfast room. In addition, there is a cellar, utility room, pantry, two downstairs loos and access to the tack room. The first floor houses 5

of the bedrooms one with a mezzanine floor over bedroom 5 and a 1 bedroom flat-on. The principal bedroom has a dressing room and ensuite bathroom, with views over the garden. On the second floor there are a further two bedrooms and a shower room.



# FLOOR PLANS ~ FARMHOUSE

Approximate Gross Internal Floor Area:

Farmhouse - 646 sq m (6,955 sq ft)

Outbuildings - 3,200 sq m (34,446 sq ft)

(Including restricted head height, excluding Lean-to / Dutch Barn)

For identification only, not to scale.



Second Floor



Ground Floor

First Floor

Second Floor  
(Over Snug / Bedroom 5)

## GARDEN

The house is set in a private position benefitting from a half mile drive which arrives at the front of the farmhouse. To the side of the house is a tennis court, swimming pool and formal gardens with rose beds and herbaceous borders. Set in the grounds is a large kitchen garden and greenhouse with formal box hedging.





## EQUESTRIAN FACILITIES

Cropredy Lawn has an extensive range of equestrian facilities to support a range of equestrian needs. There is an impressive 6.5 furlong uphill gallop with a Eurotrack surface, that has been topped up and supplemented with Martin Collins' products. The last 2½ furlongs rise 90 feet and provide a testing, but not too stiff gradient for the horses to work against.

- Water track – perfect for winding down after exercise and soaking legs in the cold water
- Gallop in arable field
- All weather track
- American barns
- Hay barn
- Impressive period barn which is currently used as a hay barn
- Stable yard
- Indoor school
- Office, tack room, feed room and store rooms
- Covered horse walkers – indoor and outdoor
- Equine swimming pool
- Jumping track – oval loose-jumping school
- Jumping paddock – steeplechase fences, open ditch and hurdles adjacent to the gallop
- Paddocks – 10 turn out paddocks and 6 expansive paddocks for summer grazing or wintering out









## LAND

The land at Cropredy Lawn extends to 236.19 acres (95.50 ha), of which 134 acres is arable, 71 acres is pasture, and 17 acres is woodland. The arable land is currently farmed as part of a Contract Farming Agreement and is currently down to Spring Barley. The land is loamy soil and classified as Grade 2 and 3 and is fertile land producing good yields. A local grazier is on a grazing licence for some of the pasture.

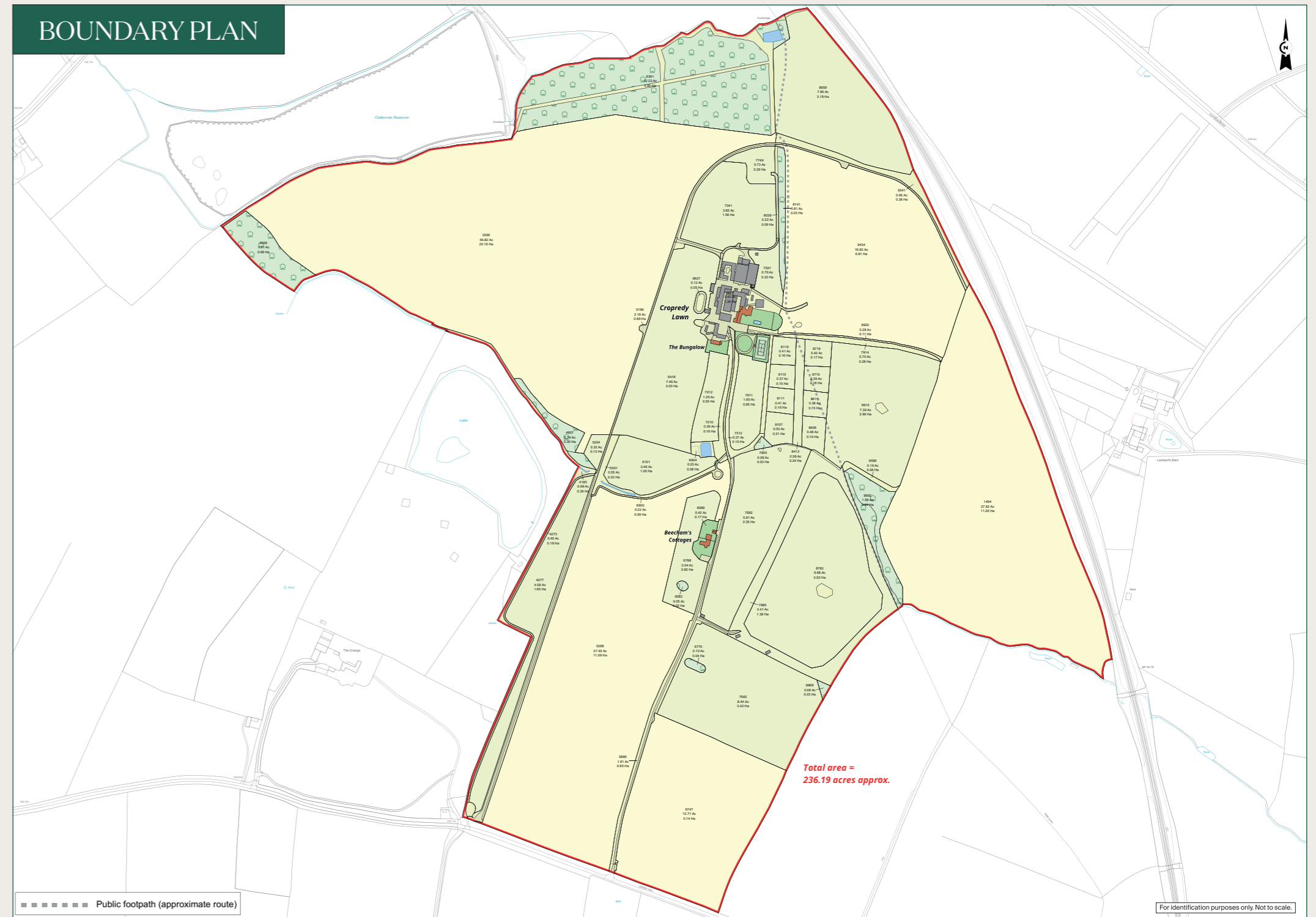


## GLAMPING PODS

There is an old airstrip on the eastern boundary in the arable field. On the northern boundary is a poplar plantation with various trails through the woodland for hacking.

The land will be available with Vacant Possession upon completion.

Two glamping pod buildings with hot tubs and private terraces are available via separate negotiation. The glamping pods benefit from beautiful views of the paddocks and surrounding countryside.



# GENERAL REMARKS AND STIPULATIONS

## METHOD OF SALE

The property is offered for sale freehold as a whole with vacant possession on completion by private treaty.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There is one footpath across the property.

## SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

## SERVICES

Mains electricity and oil fired central heating. Private and mains water supply. Private drainage.

## FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.



## LOCAL AUTHORITY

Cherwell District Council.

## COUNCIL TAX BAND

Band G.

## EPC RATINGS

**Farmhouse - F**

**The Bungalow - D**

**1 Beechams Cottage - D**

**2 Beechams Cottage - D**

## VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

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## PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agents and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

## POSTCODE

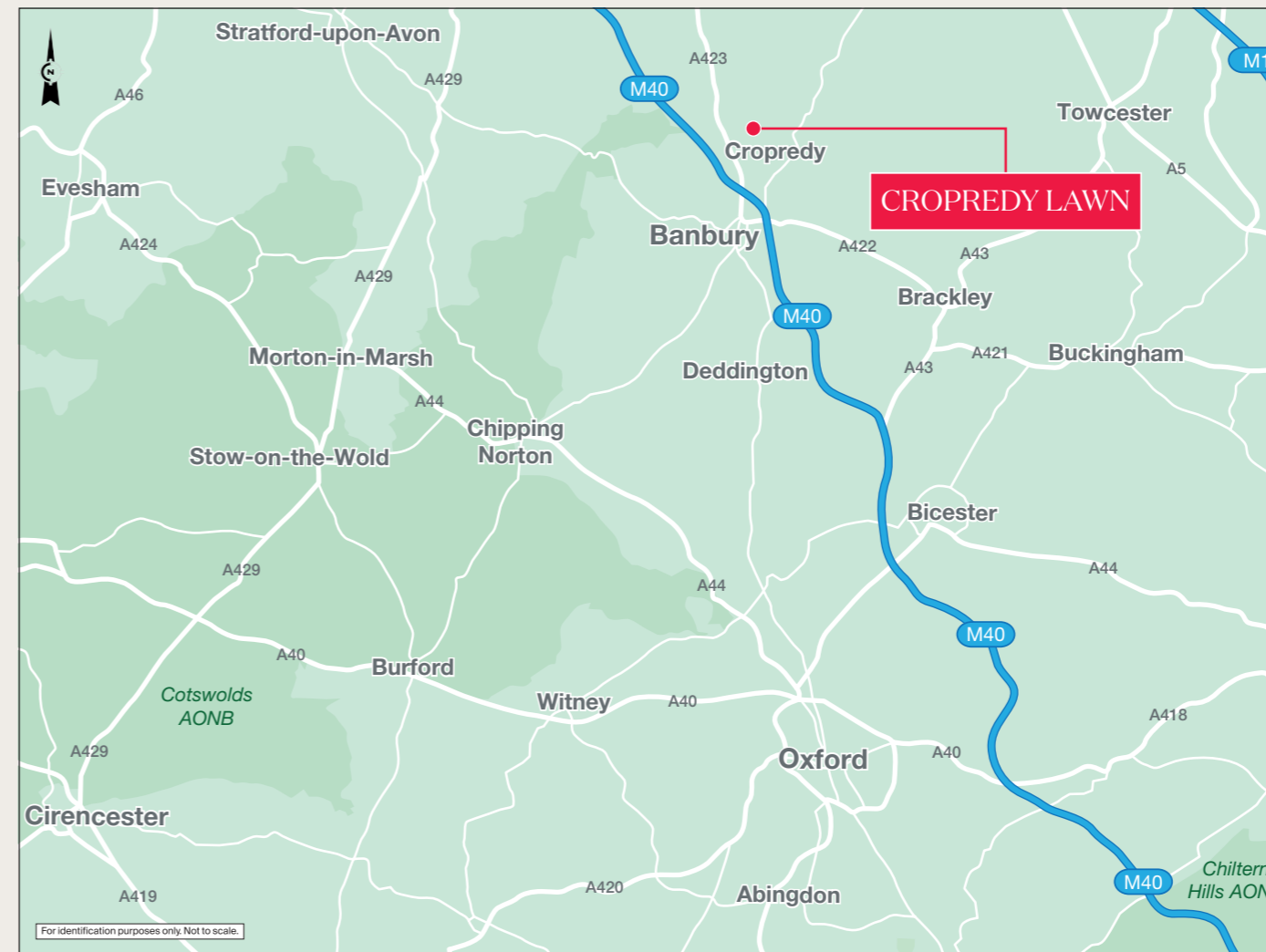
OX17 1DR

## WHAT3WORDS

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## VIEWINGS

All viewings are strictly by appointment with the Vendor's agents.



Fixtures and Fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP nor any joint agent in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2024. Photographs dated May 2024. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

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