

BLUEBELL FARM

Farnborough | Oxfordshire

BROWN & CO



BLUEBELL FARM

Farnborough, Oxfordshire, OX17 1EL

Approximately 122.49 Acres (49.57 Hectares)

Fully Equipped Farm | Substantial Farmhouse | Convenient Location

FOR SALE BY PRIVATE TREATY AS A WHOLE



LOCATION

The property is located in a secluded rural position equidistant between the villages of Farnborough and Claydon. It is approximately 5.32 miles to the north of the market town on Banbury, 15.72 miles south east of Stratford-upon-Avon and 35.59 miles north east of Cheltenham, on the border of Oxfordshire and Warwickshire.

Services and amenities are available at Banbury. There are a good range of Primary and Secondary schools within a short radius; namely Kitebrook School, King Edward VI and Tudor Hall.

The Fosse Way, A423 and M40 J11 are easily accessible by road and train links at Banbury Railway station provide direct connections to Warwick, Oxford, Birmingham and London.

DESCRIPTION

The property comprises an attractive 5 bedroom stone constructed farmhouse, farm buildings and pastureland extending to approximately 122.49 acres (49.57 hectares).

TENURE AND POSSESSION

The Freehold is For Sale with Vacant Possession upon completion.

METHOD OF SALE AND LOTTING

The property is For Sale as a Whole.

THE FARMHOUSE

Bluebell Farmhouse is a substantial 5 bedroom residence, constructed of part stone and brick and extends to a total of 422.8 sqm.

From the cobble courtyard into the front door you enter the hallway, which is at the heart of the property. The sitting room, pantry and kitchen can be found on the left hand side, providing cosy farmhouse style features; with flagstone flooring, an Aga and Inglenook fireplace. The cellar is accessed from the hallway providing ample room for wine storage in a cool environment.

To the right hand side of the hallway you find the study and a spectacular entertaining drawing room, complete with a large log burner and principle bay window overlooking the pond and pastureland beyond.

Upstairs you find three double bedrooms on split levels, all with generous space and ensuite bathrooms to each. The master bedroom also benefits from plenty of storage space with built-in wardrobes.

The top floor provides further accommodation in the form of two bedrooms and a room plumbed for a family bathroom. This floor provides a potential purchaser flexibility to adapt to their needs.

Outside, the property benefits from well maintained mature gardens with an abundance of fruit trees, a wood coppice and rose garden. The walled garden provides the optimum environment for growing flowers and vegetables. Across the cobble courtyard from the front of the house is a 4 bay garage, workshops and a tower. At the top of the tower there are far reaching panoramic views.

FARM BUILDINGS

The farmyard is located to the rear of the outbuildings and can be accessed via the main driveway, or via separate access leading from the A423. The buildings extend to a total of approximately 1,311.5 sqm and are neatly positioned away from the main farmhouse set in a yard area of 0.73 acres (0.30 hectares).

LAND

The land comprises 82.74 acres (33.49 hectares) of permanent pasture, 15.99 acres (6.47 hectares) of arable land and 8.37 acres of woodland. The railway dissects the land to the east and the land gently slopes upwards towards the village of Claydon.

SERVICES

The property benefits from oil central heating, mains water and electricity.

BPS, SFI & STEWARDSHIP

The BPS delinked payments are not included in the sale. There are two SFI agreements over the land (further details from the selling agent). The land is not subject to any stewardship schemes.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is offer For Sale subject to all existing rights including rights of way, whether public or private, light, support, drainage, water, gas, electricity supplies, and mineral rights, easements, quasi-easements or wayleaves whether or not referred to in these particulars.

There is a footpath traversing a very small section of the property from Cropredy Lane leading north west to Wellfield Road.

BOUNDARIES

The purchaser will be deemed to have full knowledge of all boundaries comprising the property. Neither the Vendor nor their agents shall be responsible for defining the boundaries of the ownership thereof.

LOCAL AUTHORITY

Stratford-upon-Avon & Cherwell district council.

SPORTING, MINERAL AND TIMBER RIGHTS

Sporting, mineral and timber rights will be included within the Freehold so far as they are owned by the Vendor.

TRANSFER OF UNDERTAKINGS (PROTECTION OF EMPLOYMENT REGULATIONS)

There are no farm employees to be transferred under TUPE regulations.

FIXTURES AND FITTINGS

Those items mentioned in these particulars are included in the freehold sale and the property is sold as seen.

HEALTH AND SAFETY

For your own personal safety and that of others, interested parties should be vigilant and follow instructions given by the vendor or Brown & Co when inspecting the property. Particular care should be taken when walking around areas where machinery or vehicles are operating.

WHAT 3 WORDS LOCATION SEQUENCE

fancy.cautious.adjusting

VIEWINGS

Viewing is strictly by appointment with Brown & Co. Please contact:

Daisy Miller | 01295 220201 | daisy.miller@brown-co.com

Tom Birks | 01295 220 220 | tom.birks@brown-co.com

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with most recent Anti-money Laundering legislation, purchasers will be required to provide proof of identity and address to the Vendor's agents once an offer has been submitted and accepted (Subject to Contract) prior to solicitors being instructed.

PLANS, AREAS & SCHEDULES

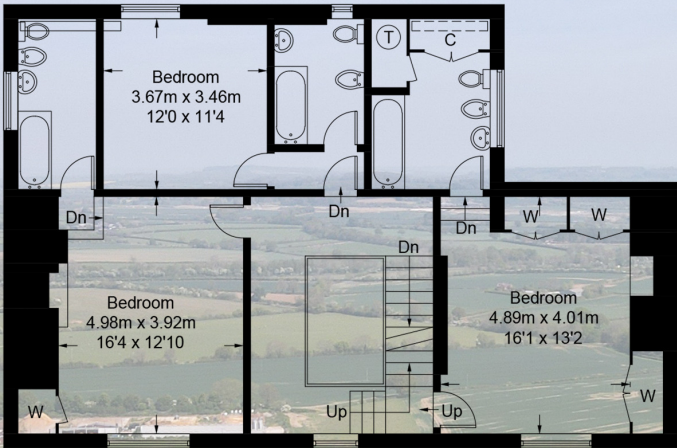
The has been prepared as carefully as possible and is based on the Land Registry Title Plan however, it is not to scale. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

GENERAL REMARKS & STIPULATIONS

These particulars are Subject to Contract.

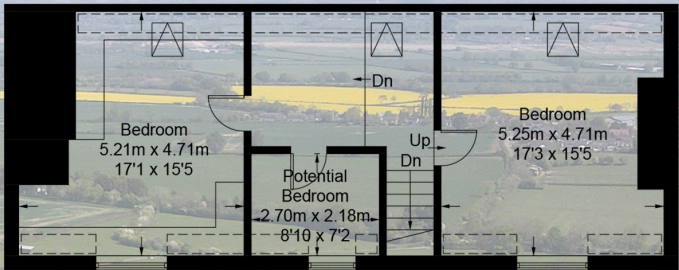


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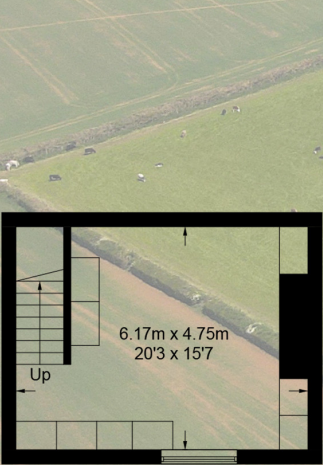


First Floor
105.3 sq m / 1133 sq ft

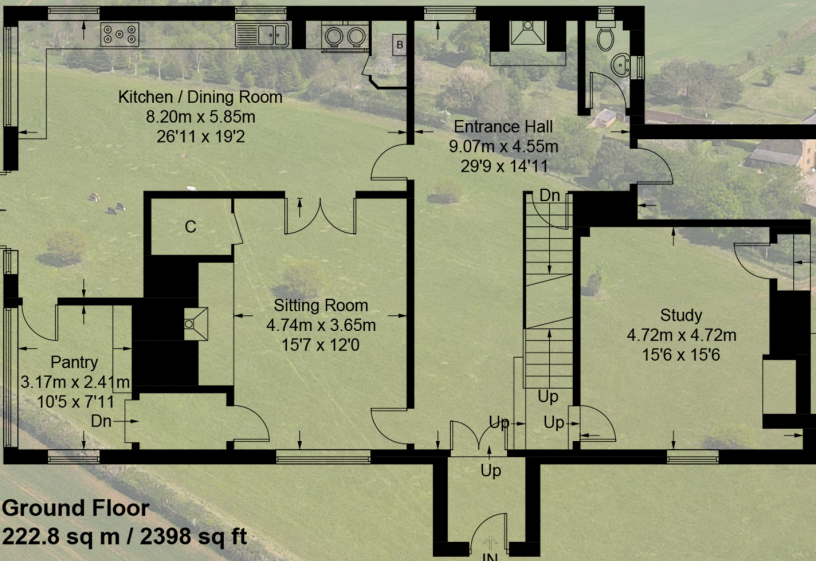
= Reduced headroom below 1.5m / 5'0"



Second Floor
65.8 sq m / 708 sq ft



Cellar
28.9 sq m / 311 sq ft



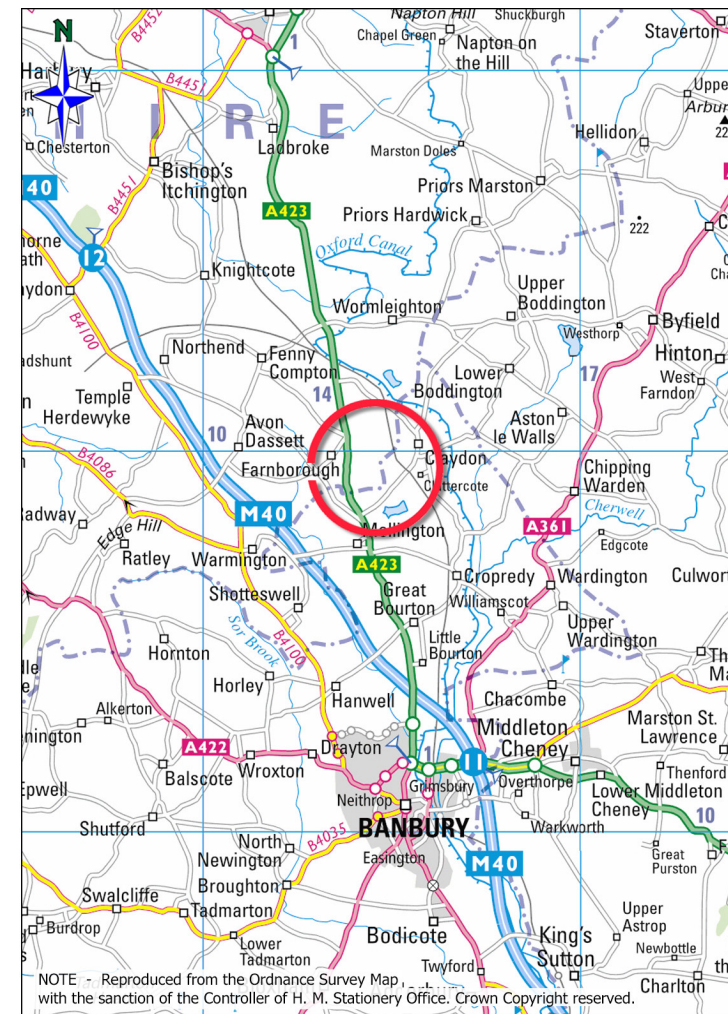
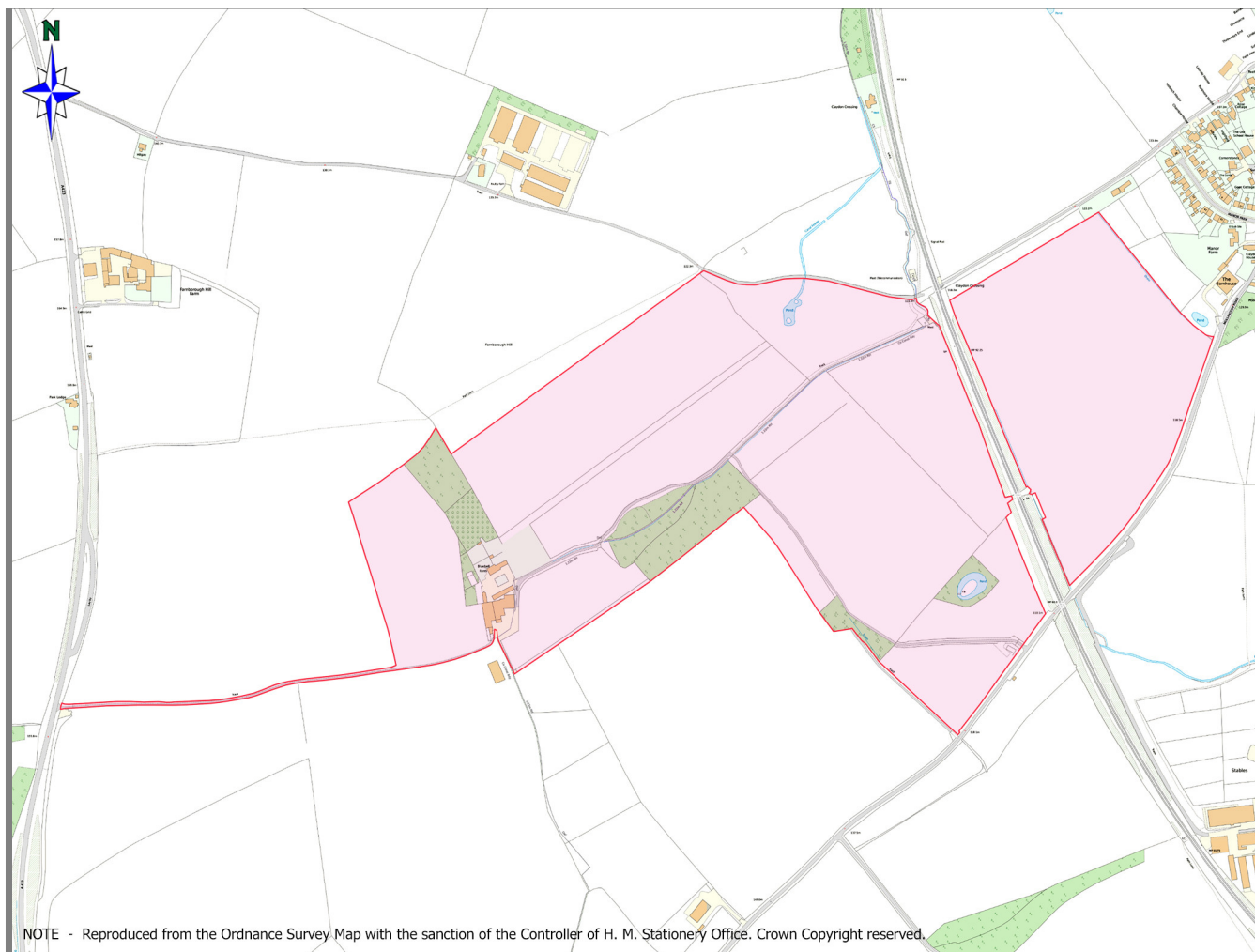
Ground Floor
222.8 sq m / 2398 sq ft

Drawing Room
16.61m x 5.78m
54'6" x 19'0"

Approximate Gross Internal Area = 393.9 sq m / 4239 sq ft
Cellar = 28.9 sq m / 311 sq ft
Total = 422.8 sq m / 4550 sq ft

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1197501)



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated - April 2025

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