



ROUND SHAW FARM, IPSDEN HEATH



RURAL FARMHOUSE WITH VIEWS ACROSS OPEN COUNTRYSIDE.

A rare 56-acre farm with equestrian facilities and great development potential.



Local Authority: South Oxfordshire District Council

Council Tax band: C

Tenure: Freehold

Services: Mains water and electricity. Private drainage (septic tank). Oil fire central heating.

Guide Price: £2,250,000



THE FARMHOUSE

Round Shaw Farm provides adaptable living space, including a kitchen/dining area and a sitting room with an open fireplace. Three bedrooms and a family bathroom are located on the ground floor, along with a separate utility room. Upstairs, there is a further bedroom, a bathroom, and a flexible landing space ideal for use as a study.

The surrounding area features a number of substantial properties, several of which have been recently redeveloped. Subject to obtaining the necessary planning consent, the site could readily accommodate a larger, modern dwelling in keeping with the character of the area.







SITUATION

While enjoying a peaceful rural setting, the property is well-connected to local amenities. Nearby Stoke Row offers a popular village shop and café, as well as several pubs, including the acclaimed Crooked Billet restaurant. Just minutes away, Blue Tin Farm Shop in Ipsden is also within easy reach, providing excellent local produce. Set within beautiful countryside on the edge of Ipsden Heath, part of the Chilterns Area of Outstanding Natural Beauty. Huntercombe Golf Club is close by, and the farm is ideally located between Wallingford and Henley-on-Thames—both offering excellent shopping, dining, and leisure options. Access to the M4, M40, and rail services from Goring & Streatley or Didcot Parkway make this an ideal rural retreat with strong links to London and the wider region.

What3words/// region.arrive.presenter

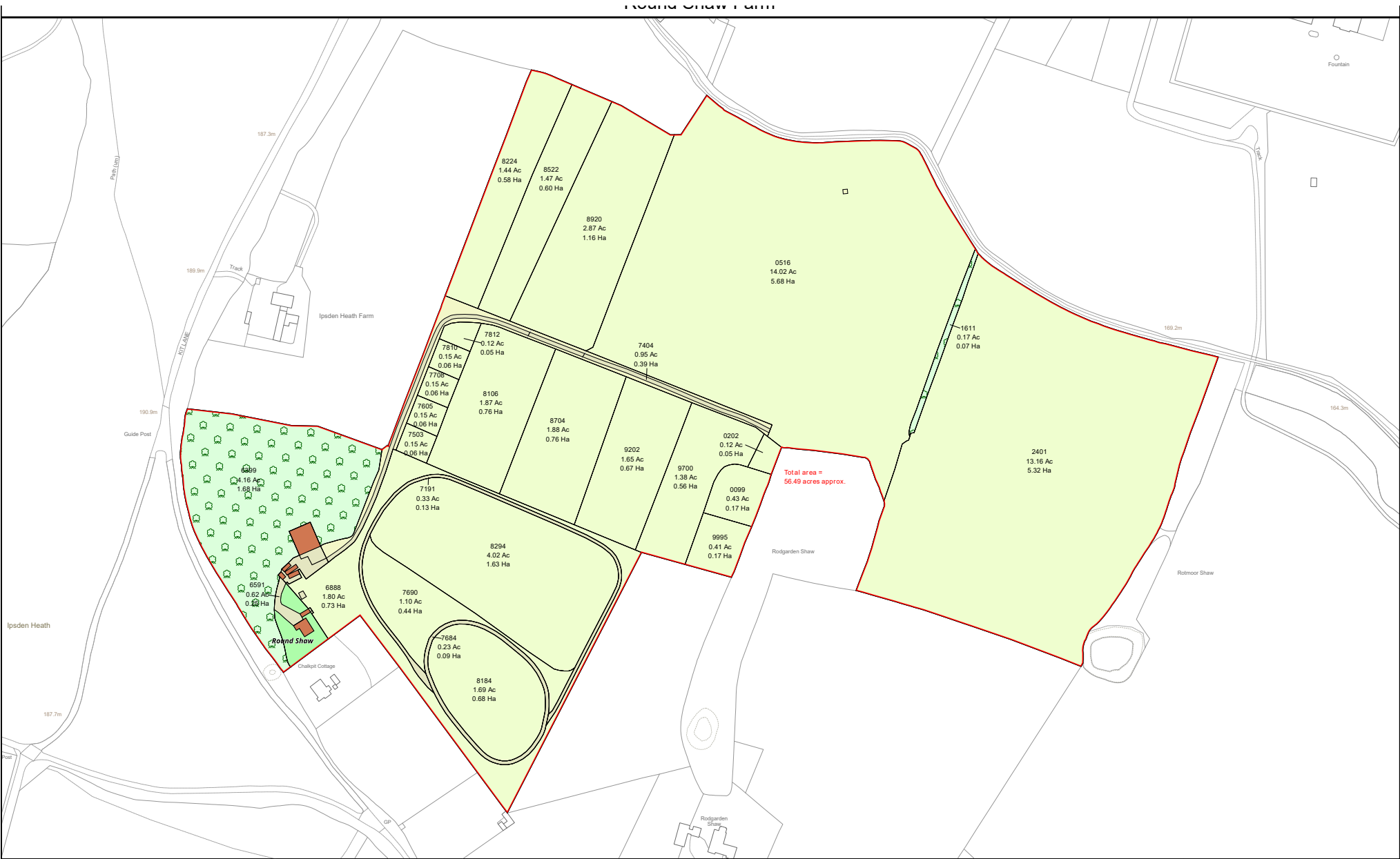


GARDENS & GROUNDS

The farmhouse is accessed directly from the highway via a privately owned stretch of beech woodland, offering a high degree of privacy for the farmhouse and associated buildings. Extending to approximately 56.5 acres, the majority of the land is laid to pasture and enclosed with post-and-rail fencing, with water supply available to most paddocks.

The land enjoys far-reaching views and includes a half-size stick and ball pitch with an adjacent exercise track—reflecting the current owners' interest in polo. The equestrian facilities include two static caravans providing grooms' accommodation, an agricultural barn housing 10 stables/boxes, a tack room, and a feed store, as well as an open-sided pole barn with four additional stables.





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- Land Use:**
- Pasture
 - Arable
 - Game Cover
 - Woodland
 - Parkland
 - Wetland / Misc
 - Water
 - Orchard
 - Heathland
 - Rocks / Boulders
 - Building (Residential)
 - Building / Structure (Agricultural)
 - Gardens
 - Road / Track
- NB: If field & building type are unknown - assumed pasture & residential



Date: 02:05:25
Drawn By: CW
Scale: 1:2700 @ A3
Plan Ref: 20194

Title: Round Shaw Farm

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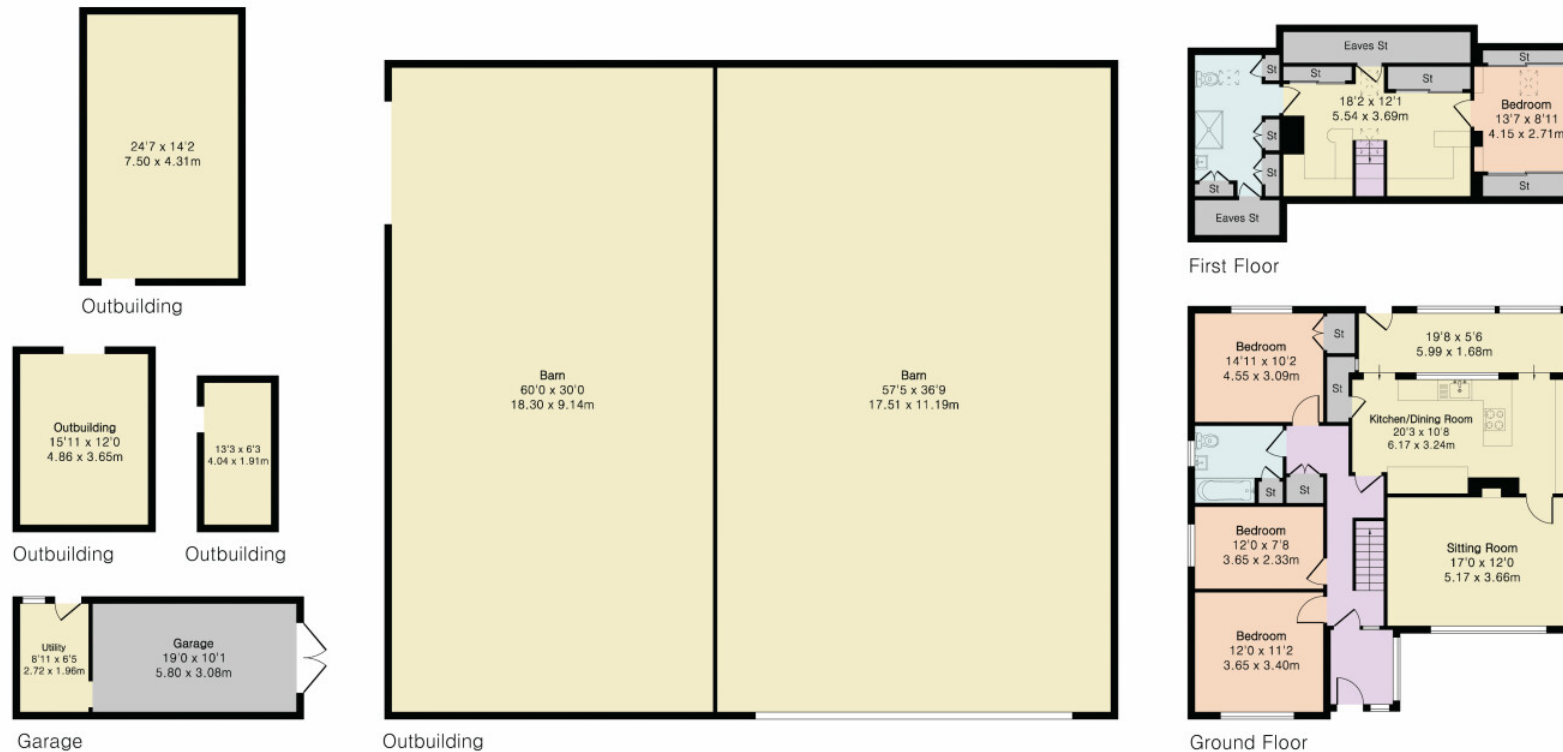
Approximate Gross Internal Area 6512 sq ft - 605 sq m

Ground Floor Area 1160 sq ft – 108 sq m

First Floor Area 445 sq ft – 41 sq m

Garage Area 261 sq ft – 24 sq m

Outbuilding Area 4646 sq ft – 432 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
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