



Upper Barn Farm, Bicester Road,, HP18 0JJX

Upper Barn Farm, Bicester Road,, HP18 0JX

Country House
& Farm Sales



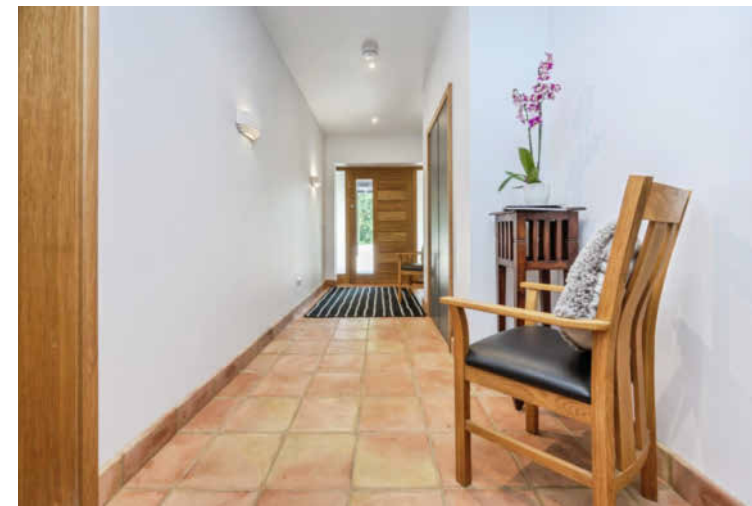
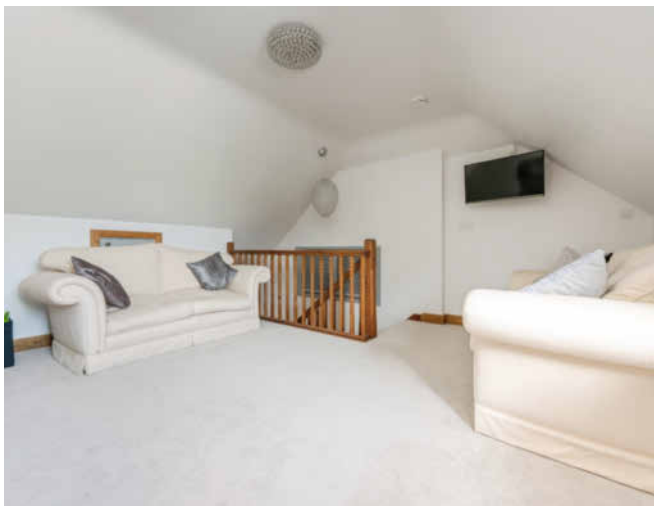
UPPER BARN FARM

Totalling around 30 acres Upper Barn Farm sits beautifully in the foot hills of the historic Waddesdon Manor, part of the Rothschild Estate. Comprising of open fields, mature woodland, and a fishing lake to name but a few Upper Barn Farm is truly unique and offers huge potential. The land has a variety of options including farming, recreational use, equestrian or estate management. With all of the fields, woodland and fishing lake together only enhances its versatility and natural appeal. The newly built, Barn Style house has become the main attraction of this wonderful property. Offering roughly 7000sqft of accommodation you will find both flexible living and bedroom spaces as well as garaging for multiple vehicles and a two bedroom self-contained apartment perfect for guests or staff. The main house offers three main reception rooms including a sports bar, two large sitting rooms, and a kitchen / diner which is the hub of the house. Both the master and second bedrooms boast en-suites as well as vaulted ceilings, exposed beams, and views over the grounds. The original farm house also offers versatile accommodation with five bedrooms, four receptions rooms, four bathrooms and a great sized kitchen and utility



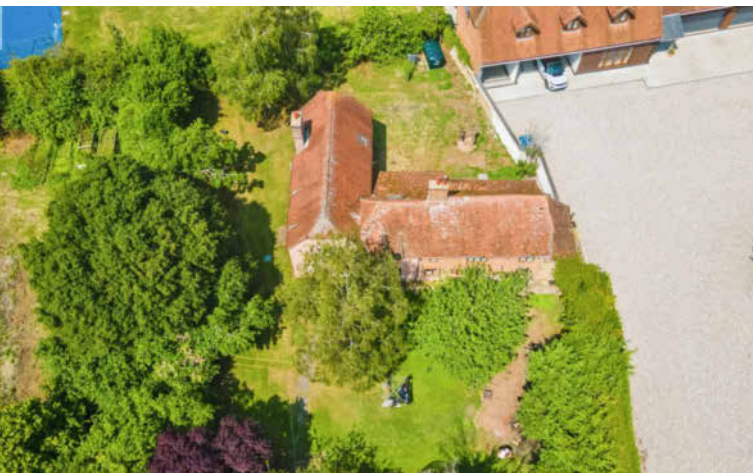


Externally you won't be found wanting, with a superb sun terrace, perfect for those summer garden parties, a covered garden kitchen and a hot tub as well as formal lawns lead you across to the fullsize tennis court. A graveled driveway parking gives you ample parking to the front of the property and access to the large garage. The large barn has planning permission for a circa 10,000sqft house which would become the show stopping attraction of this amazing property. Should the site be broken up into separate plots this new house would also be offered with the stables, fishing lake and lodge, woodlands and fields totaling 30 acres.



THE FISHING LODGE

The bespoke lodge offers two bedrooms both with their own en-suites, a large open plan kitchen/diner/lounge with bi fold doors which lead out onto the sun deck and the picturesque fishing lake. Perfect for friends and family this is a perfect addition to this already impressive property.

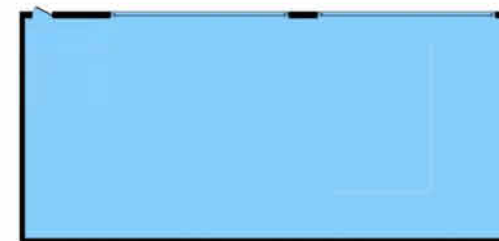




Ground Floor



The Fishing Lodge



The Barn



Stables/Kennels



First Floor

The Annex

Upper Barn Farm

LOCATION

Westcott is a small village with a combination of modern and period property. The property is close to the Rothschild family's Waddesdon Manor, allowing convenient access to the estate's extensive parkland for country walks, and to this National Trust property for a wide range of activities and events. The village itself is thriving with pubs, cafes, restaurants and a hotel, a doctor's and dentist surgery as well as a shop and outstanding schools. Further

shopping, supermarkets and leisure facilities are available in Aylesbury, Thame and Bicester. There are several golf courses nearby including the award-winning championship venue,

The Oxfordshire which is 12 miles away. Waddesdon is also convenient for transport links to London, just 3 miles from Aylesbury Vale Parkway Station. Direct trains to London Marylebone and the nearby M40 motorway provides excellent road access to Heathrow and Birmingham Airports.



EDUCATION

Westcott has a C of E primary school with an integrated preschool, a church, a cricket club, and the Waddesdon Deli and tea room. Waddesdon (2.8 miles) has schooling for all ages, including Waddesdon Secondary School, GP and dental surgeries, restaurants, public houses, a local shop, a post office, and access to a network of public countryside footpaths through the Rothschild Estate. Aylesbury (8.2 miles) has a choice of shopping, social facilities, and grammar schools.

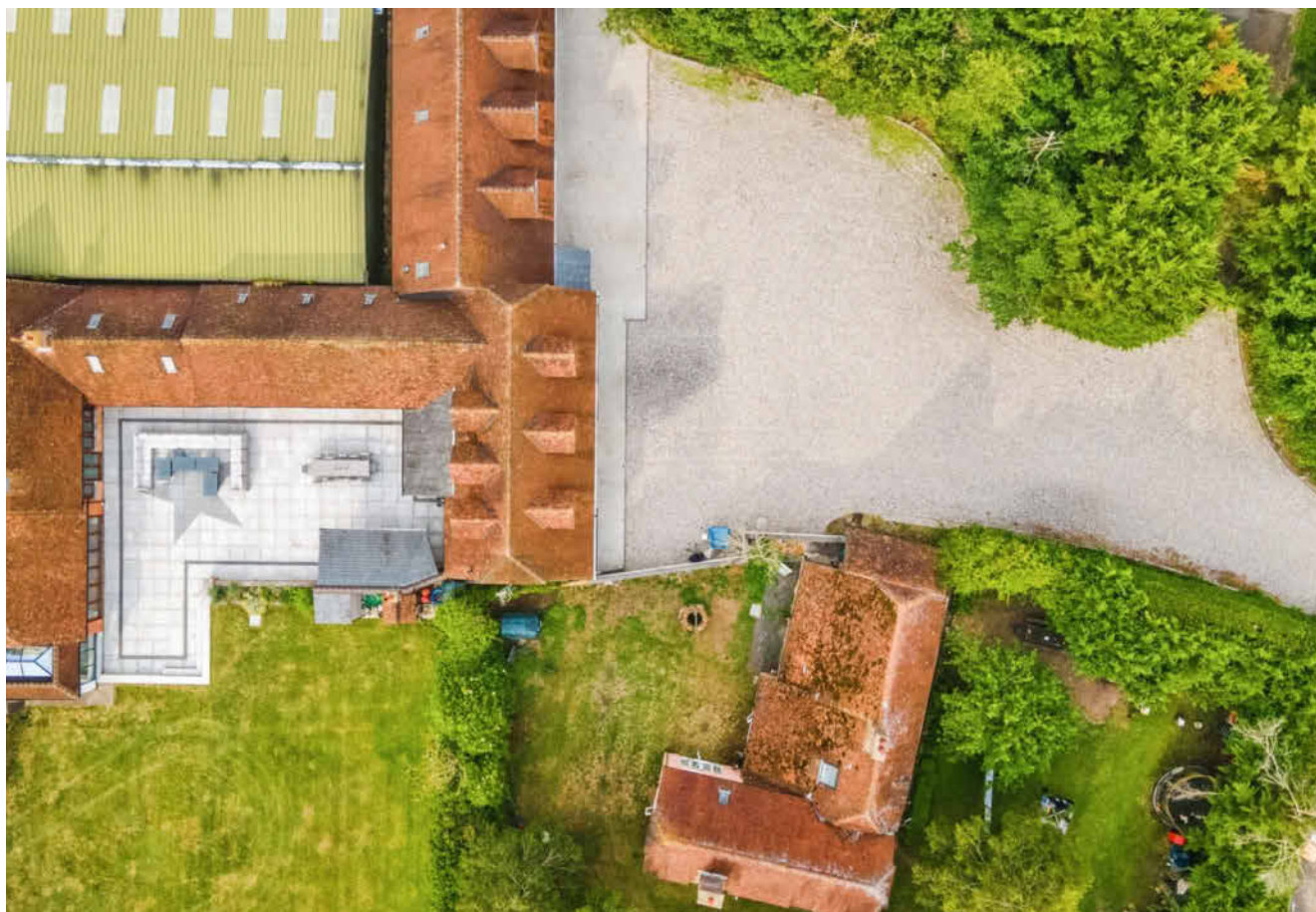
TENURE

Freehold

SERVICES

Mains Electricity, Water, Private Drainage, Oil-fired Heating and Superfast Fibre





Woollerton House, 7 High Street, Wendover,
Aylesbury, Buckinghamshire

T 01296 622855
E wendovercfs@sequencehome.co.uk
W brownandmerry.co.uk

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to this including the extent and boundaries of the property and other important matters before exchange of contracts.

