



- Detached Three Bedroom Bungalow
- Superb Range of Outbuildings and Equestrian Facilities
- Traditional Stone Barns ● Nine Loose Boxes ● Manège 60m x 20m with Sand & Rubber Surface
- Twelve Paddocks ● Approx. 9.7 Acres In All
- Desirable Setting in the Heart of an Accessible Village

GENERAL AND SITUATION

Approximate Distances:

Brackley 5.5 miles • Buckingham 6.5 miles • Bicester 8 miles • Banbury 14 miles
Oxford 20 miles • A43 2 miles • M40 J10 6 miles

A detached three bedroom bungalow set in approx. 9.7 acres with a superb range of outbuildings, equestrian facilities and pasture paddocks, set in the heart of a highly desirable village.

The bungalow is understood to have been built in the mid 1960's. The land and outbuildings were formerly part of a larger farm and have been owned and used by the current owners for the last thirty-five years for their own personal horses and racehorses. In the agent's opinion this is an ideal private equestrian property, and there is access to many miles of good hacking through the local area along quiet country lanes, with grass verges and bridleways.

Mixbury is an extremely attractive and highly desirable village close to the borders of Oxfordshire, Northamptonshire and Buckinghamshire. There is a range of local shops and amenities close by in Brackley, and a good choice of further facilities in the larger towns of Buckingham, Bicester, Banbury and Oxford, which are all within easy reach.

THE RESIDENCE

A detached bungalow with oil-fired central heating double-glazed windows.

The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is through a **Front Porch** with a door, leading via a **Lobby** into a **Reception Hall**.

The **Sitting Room** has a fireplace with an LPG gas fire and a door leading through to the **Conservatory** which has laminate flooring and glazed double doors opening out to the **Garden**.

The **Kitchen** is fitted with an extensive range of built-in units with worksurfaces, incorporating a double electric oven, four ring gas hob with stainless steel extractor hood, double sink, integral fridge and microwave.

The **Utility Room** has a half-glazed external rear door to the **Garden**, sink with storage cupboards under, plumbing for washing machine and an oil-fired boiler.

There are **Three Good-Sized Bedrooms**, two of which have front facing bay windows, and a **Shower Room** fitted with a cubicle with mains shower, WC, wash hand basin and storage cupboards.





OUTSIDE, OUTBUILDINGS & LAND

The property is situated towards the centre of the village of Mixbury and has a private gated entrance, with a brick pavier drive and front lawn.

Adjacent to the bungalow is a **Detached Garage** with twin timber doors and there is a very pleasant enclosed rear **Lawned Garden** with a **Patio**.

A separate drive to the far side leads down past the bungalow to give access to the land, outbuildings and equestrian facilities, which are as follows:

Traditional Barn with stone walls, box profile roof and concrete base, with **Two Internal Loose Boxes**, plus **Lean-tos** with a **Further Three Loose Boxes** and an **Adjoining Store**

Traditional Barn Two built of stone and block with some timber cladding and part slate roof, divided internally to provide **Four Loose Boxes, Workshop** and **Tack Room**, with a built-in sink and storage cupboards.

Former Piggery with **Four Pens**

Manège 60m x 20m post and railed with sand and rubber surface.

The Land adjoins in gently undulating pasture, divided into **Twelve Paddocks**, the majority of which are post and rail fenced. There are hedges along the main borders, spring water supplied to field troughs, and a natural stream running through.

In the **Top Paddock** there is an **Orchard Area** with a variety of fruit trees including apples, pears, raspberries and blackcurrants, with a **Storage Shed**.

There are **Two Public Footpaths** running through the property.

IN ALL APPROX. 9.7 ACRES
(About 3.9 Hectares)

OVERAGE / UPLIFT CLAUSE

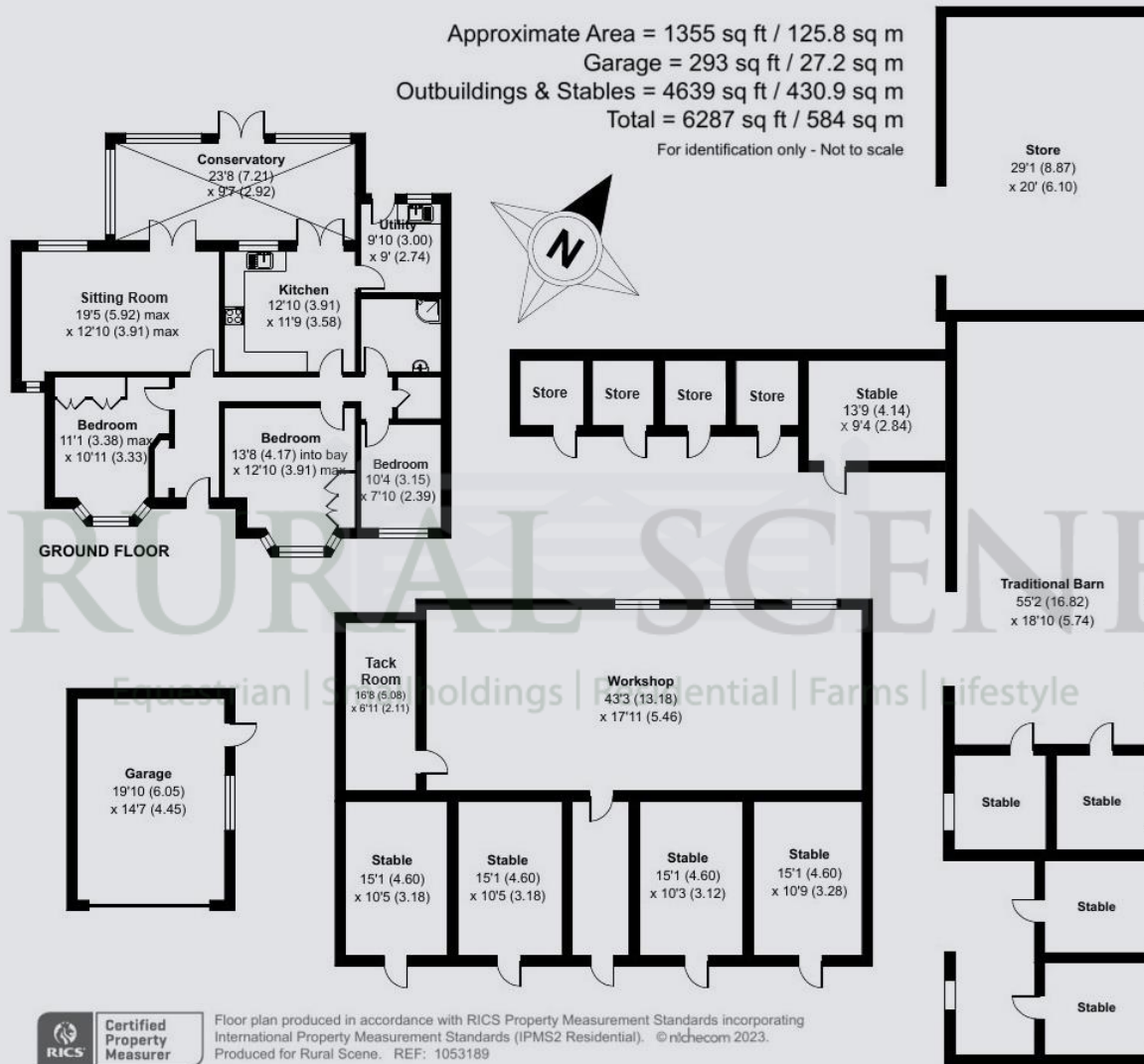
The Land is subject to an overage / uplift clause which requires payment of part of any uplift in value attributed to the granting of planning permission for one or more private dwelling houses on the land. It may be negotiable, further details are available from the agents.

RURAL SCENE
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Approximate Area = 1355 sq ft / 125.8 sq m
 Garage = 293 sq ft / 27.2 sq m
 Outbuildings & Stables = 4639 sq ft / 430.9 sq m
 Total = 6287 sq ft / 584 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Rural Scene. REF: 1053189

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CHERWELL DISTRICT COUNCIL
 Tel: 01295 227001

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE,
 OIL-FIRED CENTRAL HEATING,
 TELEPHONE and BROADBAND (connected and available
 subject to normal transfer regulations)

TENURE Freehold ENERGY RATING F COUNCIL TAX E

DIRECTIONS

From the A43 south of Brackley head east on the A421
 towards Buckingham and after about 2 miles turn left
 sign-posted Mixbury. Proceed to the centre of the village
 where the property will be seen on the left-hand side.

what3words /// announce.replenish.atoms



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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited SPRINGFIELDS but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

