



Hogshaw Farm Bungalow  
Hogshaw | Buckingham | Buckinghamshire | MK18 3LA

FINE & COUNTRY

# HOGSHAW FARM BUNGALOW

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A detached 4 bedroom equestrian property with 5.35 acres of impressive stable yard, horse walker, sand paddocks, 51m by 20m flood-lit ménage.



## GROUND FLOOR

A composite glazed front door opens to the entrance porch with built in seat/boot storage and under floor heating. The utility room with a door to the double garage and stairs up to the first floor bedroom. There is a loft hatch with an insulated attic space above with boarding and light point. There is a range of white fronted base and eye-level units, work surface areas, stainless steel sink, down lighters, contemporary radiator, front window, and a linen cupboard housing the hot water cylinder and thermostat. The shower room is fully tiled with a walk-in Aqualisa shower, fixed glass screen, extractor fan, ladder radiator, Duravit low-level WC, wash basin with drawers beneath, mirror/shaver point and an opaque rear window.

The extended kitchen and combined dining room is a bright and impressive room offering an extensive range of white fronted cabinets to include a run of full height units, one housing an integrated fridge. There are further eye-level units, one housing the consumer unit. There is a central island with a composite work surface with integrated sink, base cupboards, dishwasher, room for barstools with curved corner cupboards. There are four sets of deep pan drawers, 4-ring induction hob, extractor hood, twin electric fan-assisted ovens and down lighters. There is under floor heating, a log effect electric fireplace and radiator.

The spacious dining area would accommodate a large table and chairs with a skylight above allowing natural light to flood in. Aluminium powder coated bi-fold doors open fully to enable the seamless views across the south-facing garden. Off the kitchen, a glazed door leads to the well-lit inner hall with room for a bureau, down lighters, coved ceiling, thermostat. Loft hatch and ladder leads up to a large and well-insulated, boarded loft space with light and power. Vinyl flooring, smoke alarm, rear window. The cosy living room has a cast-iron wood burning stove set on a tiled hearth. TV point, two shelved display alcoves, plaster ceiling rose, down lighters, rear window looking over the back garden.

The main bedroom has built-in wardrobes, contemporary radiator, coved ceiling, automatic Velux window and sliding French doors. The second double bedroom has track lighting, vinyl flooring, contemporary radiator, automatic Velux window and French doors also. The third smaller double bedroom has vinyl flooring, radiator, coved ceiling and a rear window. The family bathroom has a large oval shaped bath with a column mixer tap with showerhead attachment, tiled floor, ladder radiator, fitted mirror, low-level WC, circular hand basin with drawers below, fully tiled walls, curved shower unit, extractor fan, down lighters and two opaque rear windows.

## FIRST FLOOR

From the front utility room a solid door and illuminated stairs lead up to a landing area with fitted cupboards and a further door to the upper floor double bedroom. It has fitted wardrobes and drawers, TV and telephone points and two Velux windows.







# Seller Insight



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Nestled in the picturesque hamlet of Hogshaw, a place steeped in history dating back to the Domesday Book, this exquisite equestrian estate offers a rare blend of rural tranquillity and modern luxury. Owned and cherished for four years, this home epitomizes seamless country living, tailor-made for equestrian enthusiasts seeking a turnkey residence.

The allure of this property was immediate for its impeccably designed stable yard, crafted by a local equestrian construction specialist. Featuring a charming clocktower overlooking pristine white stables, complete with amenities like a hot and cold shower and solarium, it's a haven where horses settle as easily as their owners. Beyond the stables, the home itself unfolds around a spacious kitchen and dining area, highlighted by bi-fold windows that invite the outdoors in, perfect for enjoying sweeping views of Quainton Hill and breathtaking sunrises that set the sky ablaze in hues of orange and gold.

Throughout the day, natural light bathes the interior, creating a bright and airy ambiance that complements the modern, yet cosy, interior design. The layout seamlessly connects living spaces, enhancing daily routines whether watching a beloved horse rider from the arena with a cup of tea or hosting memorable gatherings that spill effortlessly from the kitchen to the garden deck.

Recent upgrades include solar panels that harness the abundant sunlight, not only reducing energy costs but also reflecting a commitment to sustainability. The outdoor spaces, from the sheltered decking around the garden office to the expansive lawns perfect for summer barbecues, embody a lifestyle centered around both relaxation and entertaining.

Surrounded by fields and ancient woodlands, the sense of community here is palpable, with neighbours who share a passion for horses and a warm camaraderie evident in events like the charming Jubilee street party. For those seeking both tranquillity and convenience, local amenities in Quainton, Winslow, and Steeple Claydon provide essentials, while easy access to Milton Keynes and London via nearby train stations ensures urban amenities are within reach.

For the next fortunate owner, this home promises not just a residence, but a lifestyle enriched by the beauty of the countryside, the closeness of community, and the joy of living amidst a landscape steeped in history and natural splendour. Embrace Hogshaw, where every day offers a new chapter in the story of a home designed for those who cherish both modern comforts and the timeless appeal of rural England.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











## OUTSIDE

### Front Garden

The main gardens are situated to the south-facing front of the property and are fully enclosed by low-level fencing, conifer trees and a 2m hedgerow across the frontage measuring 35.3m across by 19.2m deep. There is a terrace off the kitchen/dining room, and a selection of trees which include a flowering cherry tree. There is garden lighting and a cold-water tap affixed to the house. There is an outdoor office room which is a very versatile space for home workers and has been well insulated and re-cladded, with a new roof. It has lighting, power and a separate consumer unit, double-glazed windows look over the garden. It is surrounded by decking which also provides a large seating area making it the ideal spot to end a summer's day catching up with family and friends with a cold drink or two catching the last rays of western sunshine!

### Double Garage & Parking

Two wooden automated gates swing open to the extensive gravel driveway with plenty of parking space where you could park a large horse lorry as well as several cars. The double garage has electric roller doors, plumbing facilities, new strip lighting, Grant oil-fired boiler, fire door to the hall and a side window.

### Rear Garden

Behind the house is a strip of lawn with a cherry tree and a wide shingle border enclosed by 2m close-boarded fencing. There is a wooden pergola, a large wooden shed with lighting providing good storage for garden tools. A concrete base houses the Kingspan 1,000 litre oil tank and EV charging point.

### Stable Yard, Arena & Horse Walker

Attached to the driveway is an impressive stable yard with a wide field gate leading to 5 Elmtree constructed stables, a feed room, a tack room with kitchenette and toilet with the CCTV monitoring system (showing all stables and other important areas of the site) and a large hay barn. Under the clock tower is a quality Ortmee ultra-pro Solarium for the end of day wash-down for the horses or dogs! There is wide double gated access to the yard from the shared driveway allowing larger vehicles easy access to the hay barn. The 51.15m by 19.85m ménage/arena has recently been re-levelled, there are three fitted high-level training mirrors, high voltage LED lighting, stock proof post and rail fencing and is well screened from Claydon Road. Adjacent to the ménage is a new Elmtree 5-bay horse walker and two sand turn out paddocks with quality new post and rail and slatted wooden fencing.

### Paddock Land

Across the shared driveway are two wide lockable metal gates to a large hard-standing area suitable for a large horsebox or other vehicles. The paddock-land is a short walk away and comprises six separate paddocks with post and rail and electrified fencing. Four of the 4 paddocks are around an acre and two are smaller with the total site extending to approximately 5 acres surrounded by attractive Buckinghamshire open countryside, making it a wonderful location for horses, who also enjoy the views and the grass!











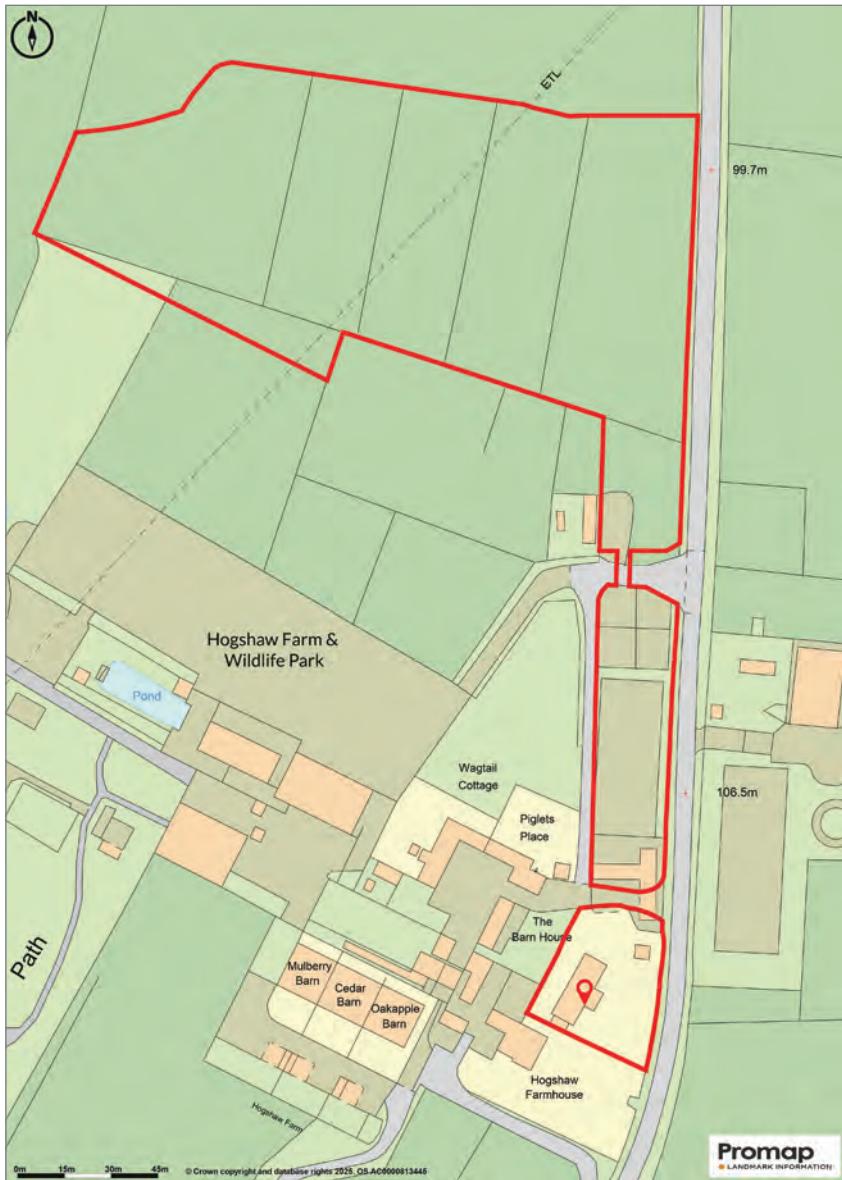


## LOCATION

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The attractive hamlet of Hogshaw is situated in South Buckinghamshire, 5.7 miles from the market town of Winslow and 1.7 miles from the picturesque village of Quainton. Hogshaw Farm & Wildlife Park is a well-known landmark and does make it easy to find the property. The Farm is a useful neighbour offering a farm shop and café. The property is situated near to Buckingham, Bicester and Aylesbury, and only 30 a minute drive from Milton Keynes, all offering a wide range of national shopping brands. There are excellent state and independent schools nearby including Swanbourne House School, Akeley Wood and Stowe School. The new East West train station in Winslow is operational providing train links to Oxford, Bedford and eventually London linking the two university cities of Oxford and Cambridge. Direct trains into London Marylebone run from Aylesbury Vale Parkway which is a 15-minute drive away.





#### Local Authority

Buckingham Council.  
Telephone (01296) 395000.  
Council Tax Band 'G'.  
Current Payable £3,836.38p (April 2025 to March 2026)

#### Services

Mains electricity, water, private shared drainage system, oil-fired central heating, solar panels, BT.

#### Broadband Speeds & Mobile Reception

4G is available inside the house and the garden from the following suppliers, Vodafone, Talktalk, Three, EE, Asda, Voxi, Lebara, (it is 5G area for O2 but check your own supplier). The current ISP is Village Networks delivering 118.1 Mbps upload and 97.3 Mbps download speeds.

#### Viewing Arrangements

Through the sole agents Fine & Country on either (01295) 239665 or (07761) 439927.

#### Opening Hours

Monday to Friday	8am - 8pm
Saturday	8am - 7pm
Sunday	By prior arrangement

#### Directions

For satellite navigation systems use MK18 3LA. Follow the brown signs for Hogshaw Farm and Wildlife Park. When you turn off the road, take the first left and the grey gates to Hogshaw Farm Bungalow are directly in front of you. There is a Fine & Country for sale board on the Claydon Road making it easy to find the property.

*Guide price £ 1,100,000*

## Hogshaw Farm Bungalow, Hogshaw, Buckingham

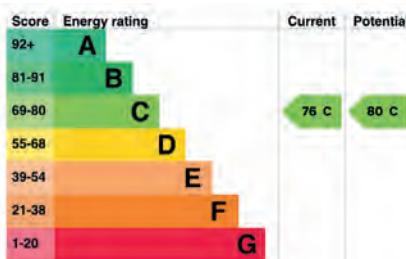
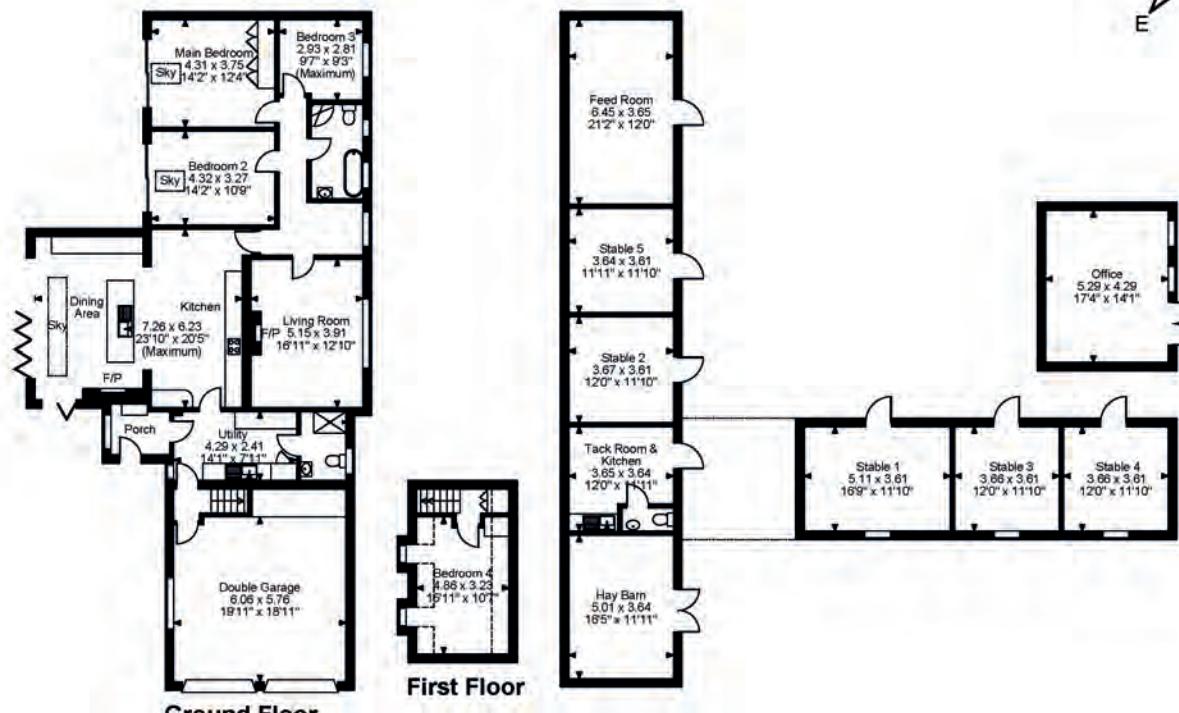
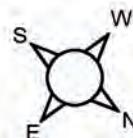
Approximate Gross Internal Area

Main House = 1705 Sq Ft/158 Sq M

Garage = 405 Sq Ft/38 Sq M

Stables & Storage = 1648 Sq Ft/153 Sq M

Total = 3758 Sq Ft/349 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 07.05.2025





## CHRISTOPHER E MOBBS FNAEA CPEA PARTNER AGENT

Fine & Country Banbury  
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Chris was born and educated in Banbury and has been a senior and key member of Fine & Country since he joined in January 2003. He is a long standing and active fellow of the National Association of Estate Agents and joined the industry in May 1986. Chris is a consummate professional accepting only the highest standards of marketing, integrity and customer care. He also holds the CPEA qualification gained in 1993 after 2 years studying property law, sales & marketing and building construction. Chris has lived in Hanwell for over 33 years with Elizabeth, (his wife of 38 years), so is without doubt a local property expert!

YOU CAN FOLLOW CHRIS ON



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*“Outstanding. Chris could not have made the experience of buying a house any better.*

*The communication throughout the whole process was incredible. Chris offered advice when ever it was needed, made himself available at all times of the day (often very late at night - sorry Chris!) and followed up on questions with lightening speed. We were nervous buyers due to our circumstances of returning to the UK recently and needing a home quickly. Chris kept us informed and even reached out simply to let us know if there wasn't an update. This made a huge difference and kept us confident and reassured.*

*Chris' genuine care made us feel part of the local community before we even arrived. And our children look forward to seeing him like a family friend. We sincerely feel very very fortunate that Chris happened to be the agent for our house purchase. Thank you Chris!”*

*“Chris Mobbs is an exceptional agent we would recommend to anyone. He was so helpful from the very first interaction, listened to us and helped the process go through as smooth as possible. Chris made a normally stressful process fun, due to him working so hard and having the answers before we had to ask. Can't recommend him highly enough.”*



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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