



Lower Denham Farm, Quainton, Buckinghamshire





A superbly located estate that was used as a training venue for the 2012 Olympics, **under an hour from London**, with flexible primary house, staff and guest accommodation, a superb range of barns, including an indoor school, an Olympic outdoor school, and around 137 acres of paddock and pasture.

Summary of accommodation

Lower Denham Farmhouse

Entrance hall | Drawing room | Dining room | Kitchen/breakfast room
Utility room | Five bedrooms | Two bathrooms (one en suite)

Annexe: Sitting room | Kitchen | Two bedrooms | Bathroom

Large garden with heated outdoor swimming pool

Three staff flats and one bedsit

In all about 137.04 acres

Extensive equestrian facilities including 35 stables, an indoor riding arena, an outdoor riding arena, a competition arena and a cross-country schooling complex | Well-managed post and rail paddocks with a network of horse walks

Distances

Quinton 1.8 miles, Waddesdon 2.3 miles, Aylesbury 6.4 miles, Bicester 14.5 miles, Oxford 20 miles, Haddenham & Thame Parkway 10 miles
London 50 miles (trains to London Marylebone from 39 minutes)
(All distances and times are approximate)



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Situation

Lower Denham Farm is well-placed within easy reach of both the M40 and the A41, giving access to London, the Chilterns and Oxford. The property lies to the southeast of Quainton, an attractive village between Aylesbury and Bicester. The village provides everyday facilities, including two churches, a primary school and a public house. Local attractions in the surrounding area include Waddesdon Manor, Claydon House and Biceser Retail Outlet, with the nearby towns of Bicester, Aylesbury, Oxford and Milton Keynes providing a more extensive range of social, recreation and educational facilities.

The property benefits from good transport links, with the A41 lying 1.5 miles to the south and providing access to the wider road network via the M40 and M1. Frequent trains from Aylesbury Vale Parkway (3.5 miles away) and Haddenham and Thame Parkway reach London Marylebone from around 39 minutes. Luton Airport is 29 miles, and Heathrow Airport is 44 miles from the property. Schooling in the area includes a secondary school in Waddesdon, grammar schools in Aylesbury and Buckingham. Swanbourne, Stowe and Ashfold schools are also within easy driving distance. Race meetings are held at Towcester, Warwick and Windsor with motor racing at Silverstone.

The property

Lower Denham Farm lies under an hour from London by train set within around 137 acres of paddock and pasture land. There is an attractive principal house, guest and staff accommodation and an excellent equestrian operation.

Within the large yard adjoining the house, there are three large modern and impressive barns incorporating staff accommodation, 35 loose boxes, including a foaling unit, an indoor arena with a viewing gallery, an outdoor arena, a dressage/competition area and a cross-country schooling complex, all set within a ring-fence of approximately 137 acres of post and rail pasture land.

This well-established stud farm and equestrian centre hosts a range of events for all levels of riders, including show jumping, dressage and showing competitions. In previous years, Quainton Stud has been responsible for breeding, sourcing, producing and caring for horses whose bloodlines have been proven and have competed successfully at Olympic, World and European Championships.





Lower Denham Farmhouse

Approached via a tree-lined private driveway which leads to the farmhouse with a courtyard and turning circle, the property currently comprises an impressive, detached five bedroom house built of brick (painted) under a slate roof. The drive leads around to the garden in front of the house, from which steps lead up to the front door into the entrance hall, off which the drawing room, dining room, kitchen/breakfast room, utility room and cloakroom can be accessed. Stairs from the entrance hall lead up to the first-floor landing and on to the principal bedroom with an en suite bathroom, a further four bedrooms, and a family bathroom. The back door from the kitchen leads directly into the main courtyard.

Adjacent to the house is a single-storey painted brick annexe under a slate roof, which comprises a sitting room, kitchen, two bedrooms, a bathroom and a separate WC. Resembling the annexe, at the other side of the house and also facing on to the courtyard, is a detached, open-fronted double garage with a garden store and workshop.

To the front of the house is an attractive garden predominantly laid to lawn and enclosed by mature trees and hedges. There is a heated outdoor swimming pool with a patio area for outdoor seating.





Annexe



Annexe

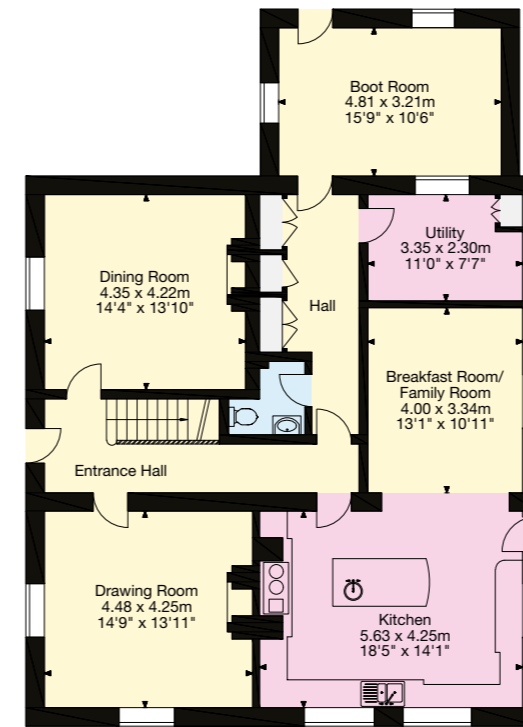


Main House & Annexe

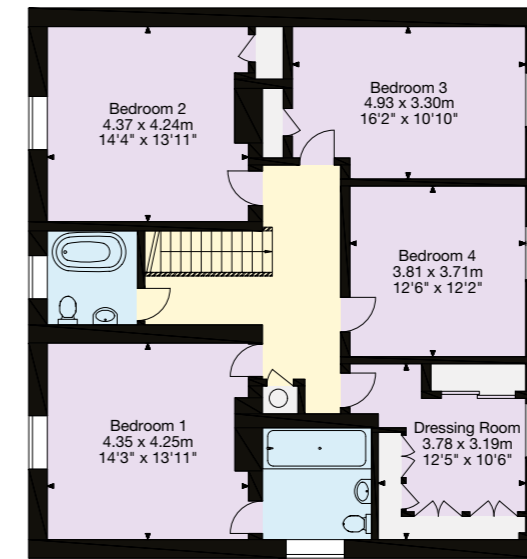
Approximate Gross Internal Floor Area
 Lower Denham Farm House = 243 sq m / 2,614 sq ft
 Garages = 54 sq m / 583 sq ft
 Store and Garden Store = 71 sq m / 768 sq ft
 Annexe = 85 sq m / 918 sq ft
 Total Area = 453 sq m / 4,883 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

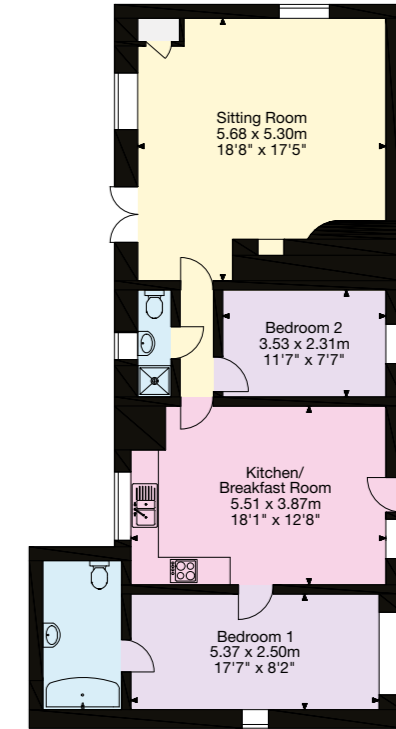
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



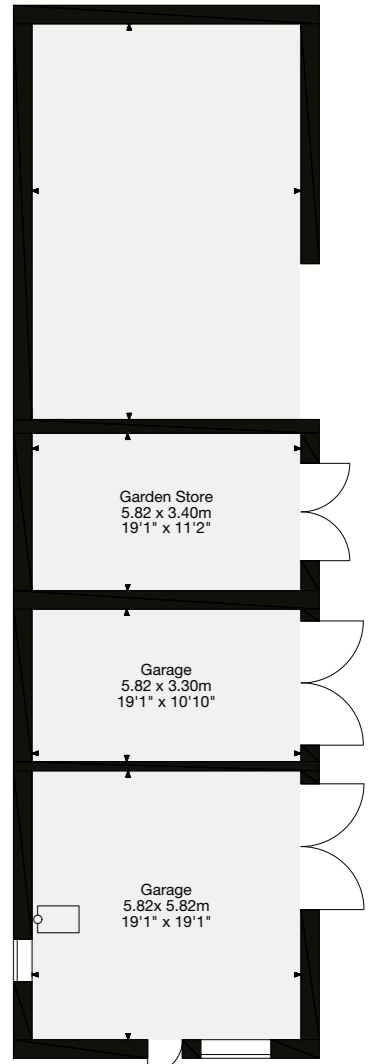
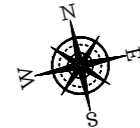
Ground Floor



First Floor



Annexe



Garage

Equestrian Buildings

Accessed via double gates off the main courtyard, the equestrian buildings are at the centre of the farm, with easy access to the land and other facilities.

Stable Barn 1: Steel frame with part concrete block, part fibre cement elevations under a corrugated fibre cement roof with a concrete floor. Internally, there are 10 loose boxes together with a tack room, solarium and a utility room with shower facilities. In addition, 4 further loose boxes face on to the courtyard area.

Staff Accommodation: Located within the yard and at the end of the barns are three studio flats and one bedsit for members of staff. Each studio has a bedroom/sitting room, a kitchenette with an electric hob and a shower room.

Foaling Unit: Steel frame with concrete block elevations under a corrugated roof. Part of the building is set up as a foaling unit with 5 foaling boxes, 5 loose boxes and a turnout area together with a veterinary box, vet room and kitchen. In addition, accessed off the main yard or via the internal turnout area, is an office with a kitchenette together with a further vet room and kitchen.

Lying adjacent to the barn are two static homes.

General Purpose Building: 7 bay general purpose building of concrete frame construction with part fibre cement elevations under a corrugated fibre cement roof with a part concrete, part earth floor. The building is currently used as a workshop/storage area with three bays used for deep litter winter turnout.

Stable Barn 2: Steel frame with box profile elevations under a corrugated roof. Internally, there are 12 loose boxes together with a solarium, tack room and separate WC. Internal sliding doors give access to the indoor school (described below).

Indoor Arena: Measuring 54m x 20.4m with a waxed surface and a viewing gallery.



Outbuildings

Approximate Gross Internal Floor Area

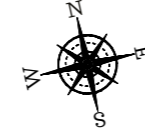
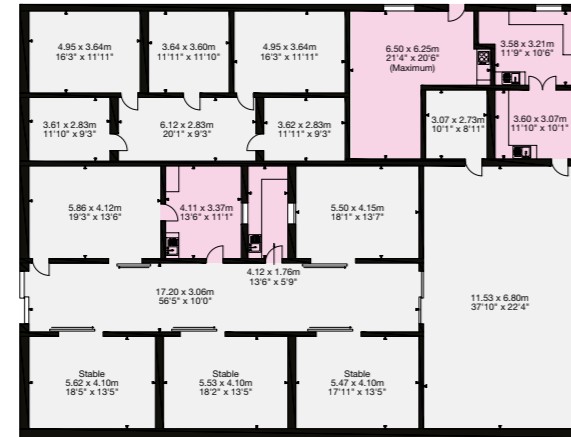
Stable Barn 1 = 504 sq m / 5,430 sq ft

Stable Barn 2 = 1,541 sq m / 16,585 sq ft

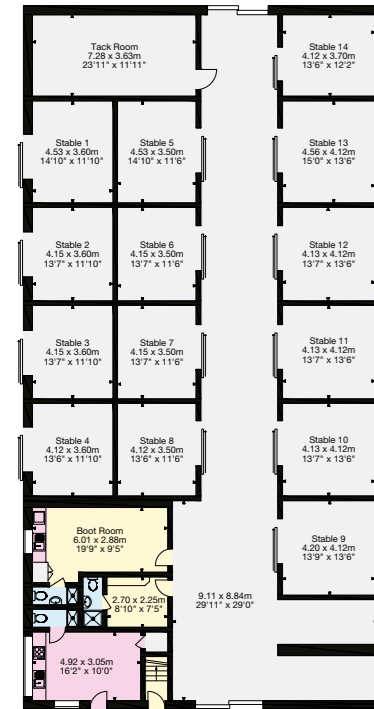
Foaling Unit = 444 sq m / 4,778 sq ft

Total Area = 2,389 sq m / 26,796 sq ft

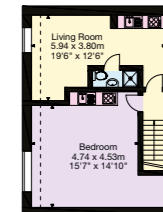
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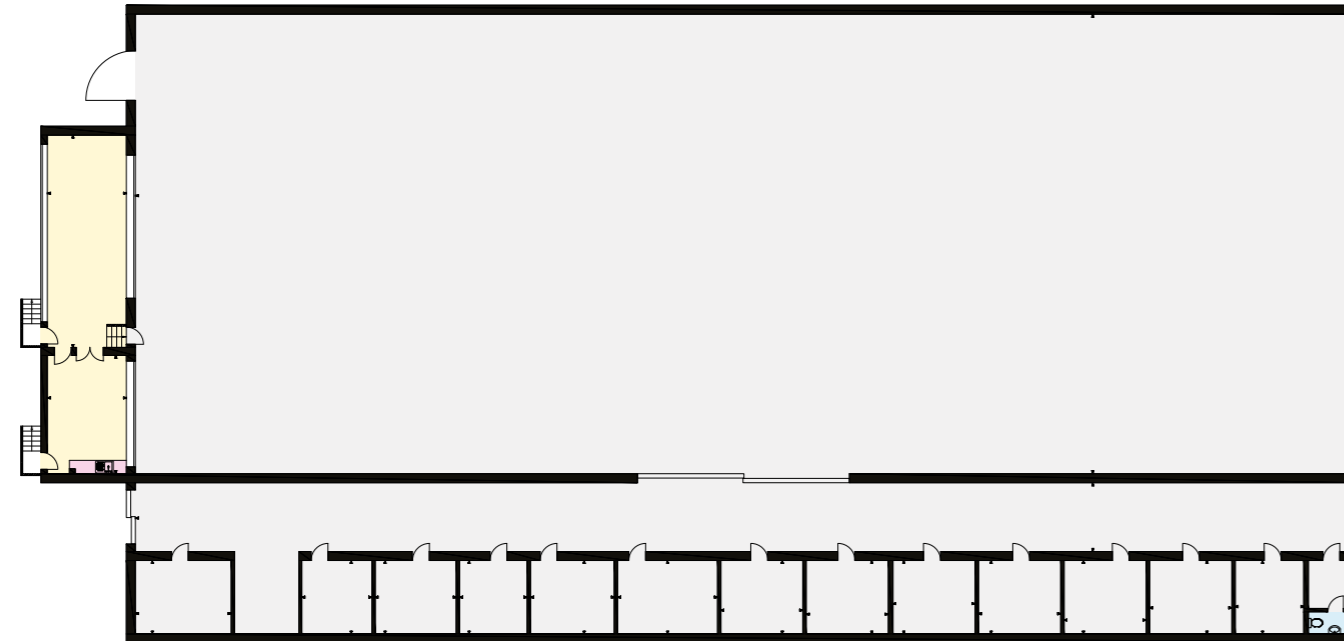
Foaling Unit



Stable Barn 1 – Ground Floor



Stable Barn 1 – First Floor



Stable Barn 2

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Equestrian Facilities

In addition to the buildings, Quanton Stud has the following extensive outdoor facilities which are let out, often with the indoor arena, for private schooling and events, producing a significant income.

All-weather loose schooling arena alongside the indoor school.

All-weather outdoor sand and rubber dressage arena measuring 90m x 45m with a judging box. There is also a pavilion with indoor and outdoor seating, which may be available through separate negotiation.

6-bay Monarch horse walker with rubber matting and electric partitions.

Outdoor cross-country schooling complex measuring 100m x 100m.

58 temporary stables are located around the property, which may be available to purchase by separate negotiation.





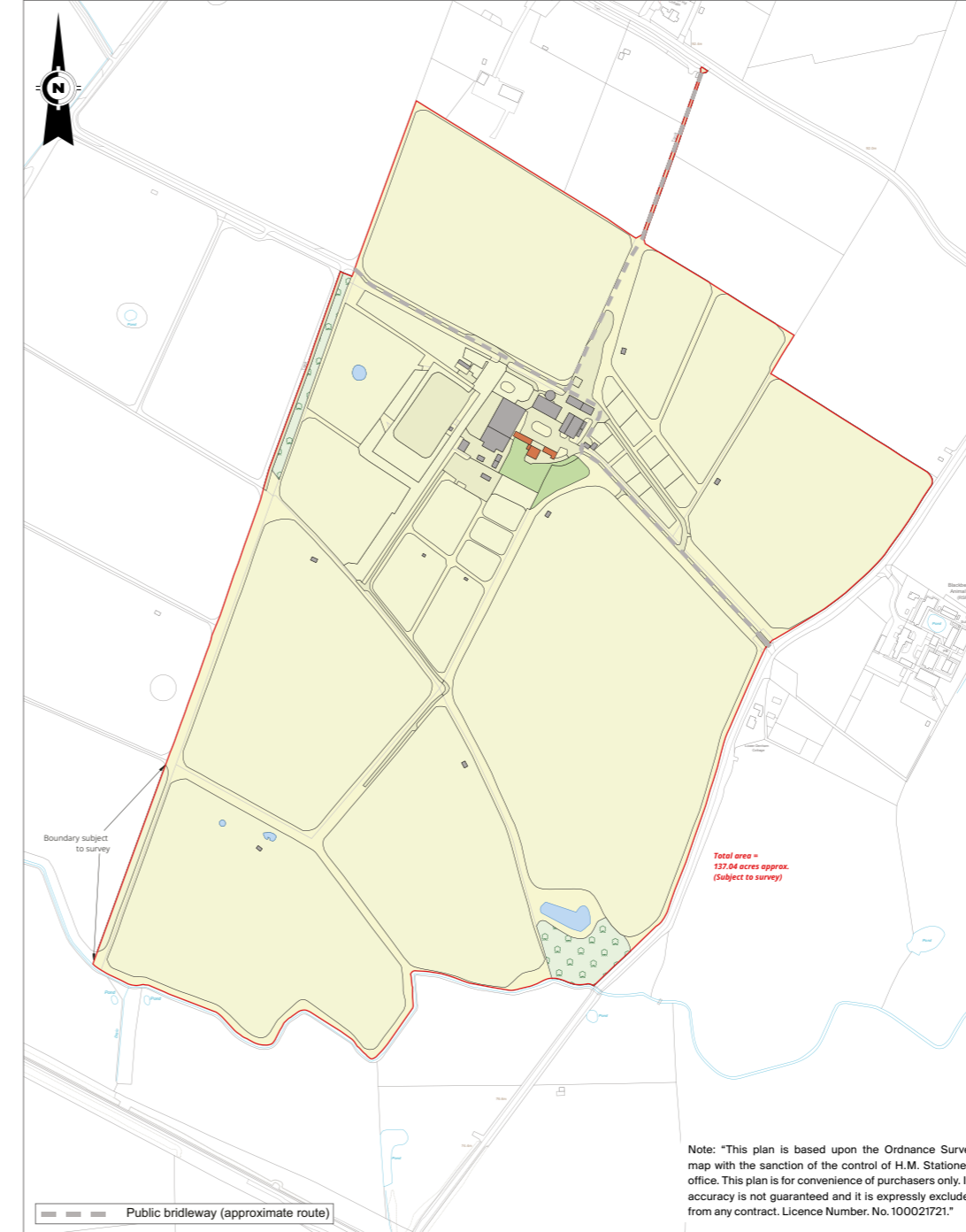
The Land

Surrounding the main farmstead, the land is all down to pasture and can be accessed via a network of internal tracks and horse walks.

Broadly level but with some undulation, the land has been divided into a number of well-maintained turn-out paddocks, all of which are enclosed by post and rail fencing and are supplied with mains water.

Planning

Planning permission was granted in May 2016 to demolish the existing annexe and garages and replace with a two-storey extension to the principal house (planning ref: 16/01625/APP). If implemented, the proposed development would create a 10,000 sq ft dwelling (approx.). In addition, permitted development was approved in December 2014 for the demolition of the existing dwelling (planning ref: 14/03518/ADM). In October 2014, planning permission was approved for the removal of redundant stables and the erection of a freestanding pool house (planning ref: 14/02421/APP). Further information can be obtained from the selling agents.



Easements, Wayleaves and Rights of Way

The farm is sold subject to and with the benefit of all existing way leaves, easements and rights of way, whether public or private, specifically mentioned or not. There is a public bridleway which crosses the property, shown on the enclosed sale plan.

Services

Mains water and electricity with drainage to a septic tank. Oil fired heating.

Viewing

Strictly by appointment through the seller's agent, Knight Frank LLP.

Property information

Tenure & Possession: Freehold with vacant possession

Local Authority: Buckinghamshire Council. Tel: 01296 585858

Council Tax: Band G

EPC Rating: Lower Denham Farm – F

Annexe, Lower Denham Farm – E

Flat 1, Lower Denham Farm – D

Flat 2, Lower Denham Farm – D



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated February 2024. Photographs and videos dated 2023.

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