



**The Dairy, Laurell Farm, Thame Road,
Piddington, Oxfordshire, OX25 1PY**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Bicester 4.5 miles (Marylebone 60 minutes), Oxford 17 miles, Aylesbury 14 miles, Thame 10 miles (Marylebone 35 minutes Haddenham & Thame Parkway)

THE DAIRY, LAURELL FARM, THAME ROAD, PIDDINGTON, OXFORDSHIRE, OX25 1PY

**AN EXCELLENT SMALLHOLDING WITH EQUESTRIAN FACILITIES COMPRISING A 3
BEDROOM DETACHED BARN CONVERSION, OUTBUILDINGS (3500 SQ FT)
INCORPORATING 13 STABLES, MANEGE, HORSEWALKER AND MAINLY LEVEL
PASTURE. IN ALL CIRCA 14 ACRES MADE UP OF 7 PADDOCKS, SOME OF WHICH IS
HISTORIC PASTURELAND. THE PROPERTY IS IN THE HEART OF A QUIET AND
PICTURESQUE VILLAGE AND THE LAND IS SURROUNDED BY COUNTRYSIDE WITH
WONDERFUL VIEWS.**

For Sale Freehold

DESCRIPTION

The Dairy was completed in 2013, a former barn that served the neighbouring Laurell Farmhouse when it was traditional working farm. The property comprises a 3 bedroom detached dwelling, outbuildings (circa 3500 sq ft) including 13 stables, stores, equestrian facilities and 14 acres of land.

The facilities and barns are set around a predominantly concrete yard with additional hardstanding and some further development potential may exist with one of the older outbuildings.

Victorian we believe in origin The Dairy's accommodation is set over two floors and full of exposed beams with latched oak doors, terracotta stone sills and plenty of natural light from the many windows. The owners installed underfloor heating and an excellent rainwater harvesting system which collects rainwater that is then used to supply the toilets, washing machine and garden. The kitchen/dining room boasts an impressive vaulted ceiling, the kitchen fitted with a bespoke selection of cupboards and drawers and solid wood worktops incorporating a double butlers sink (water filter below). A dishwasher is integrated and remaining is the 'Rangemaster' Kitchener range containing 2 ovens, a grill and 6 plate ceramic hob that has an extractor hood above. In the

sitting room French doors provide access to the gardens as do the doors from the ground floor bedroom. There is a central hall and front door proper and here you find the staircase with a deep understairs cupboard and a closet for coats and boots. Opposite the bedroom is a bathroom with an Armitage Shanks wc and wash basin and there is a freestanding roll top bath. The walls are half panelled and the room has a linen cupboard and a heated towel rail. Finally you have the study and utility/boot room, currently open plan with the boiler, water cylinder and butlers sink at one end but it would be a relatively simple task to separate the two if so desired.

There are two good size bedrooms on the first floor either side of a galleried landing and beyond one bedroom a generous and well equipped shower room.

OUTSIDE

The vendors have created a wonderful garden to the barn which has matured and offers a mini Eden of flowers and shrubs dotted with trees and places for seating, the lawn providing pathways through. A swathe of gravel runs along the back of the barn enabling you to enjoy the garden from all angles and nearby are raised vegetable beds and a lean to greenhouse.



THE YARD:

The five bar gates lead onto the yard and a substantial area of concrete parking. The layout is as per the enclosed plan, the first building to the right, block built with 3 'Monarch' fronted stables.

A few strides away is the older Victorian brick barn that has 4 stables. The matter hasn't been overly investigated however there could be some further potential for development here.

Behind the Victorian barn is a mobile timber field shelter and hay store or pen that has a large hardstanding apron.

The Claydon horsewalker has a rubber base and 5 bays and almost adjacent is the arena. Slightly larger than normal measuring 40m x 23m the manege is post and railed with a sand and rubber surface, the surface requiring some attention.

More hardstanding is located prior and up to the Crendon barn. Inside this barn are 6 boxes with sliding doors and attached to the front of the barn is a timber barn/shelter.

The land extends southeast divided into several paddocks, partly post and railed. Bordering the land is countryside and the view looking to Muswell Hill is stunning, the pasture gently rising to the horizon.

Mains water is connected to the yard, as is mains electricity, and all the buildings except the 'Monarch' stables have mains electricity. The fields also benefit from mains water.

To the side of the approach to The Dairy sits a charming pond, we are told that the still in situ slipway was where the carthorses could walk into the water to be cooled down after a hard day on the land. A corner of said pond will be within the title of The Dairy.

SERVICES: Mains electricity, water and drainage. Oil fired central heating. Rainwater recycling system to toilets, washing machine and garden.

LOCATION

Piddington is a pretty village beneath Muswell Hill situated approximately 1 mile from the A41 Bicester/Aylesbury road. Bicester is approx. 4.5 miles (Marylebone 60 mins), Aylesbury approx. 14 miles, Thame approx. 10 miles (Thame & Haddenham Parkway fast train service to Marylebone 35 mins) and Oxford approx. 17 miles. The M40 J9 or J10 is within easy reach.

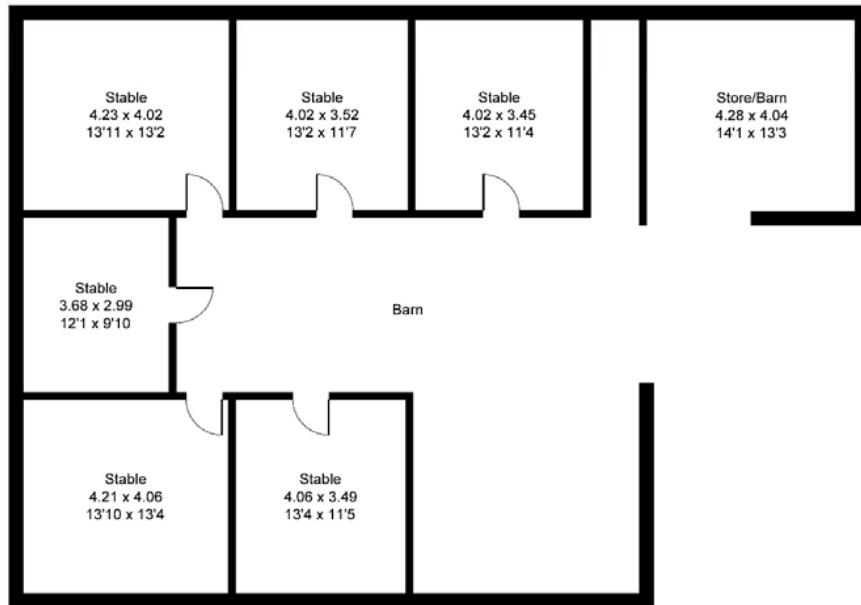
On the edge of the village is Piddington Wood which is owned and managed by the Woodland Trust, it is a remnant of the ancient Bernwood hunting forest and there are wonderful walks. The village has a number of groups and clubs, a village hall, a church restored in the mid 1800's and a pop up pub once a month.

EDUCATION

Pre school and primary school in Ambrosden
The Bicester School secondary school in Bicester
Preparatory Schools at Ashfold and Oxford
Public Schools at Stowe and Oxford

VIEWING: Strictly through the vendors agent W Humphries of Waddesdon.
01296 658270





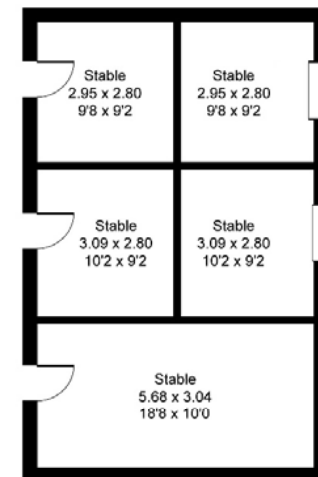
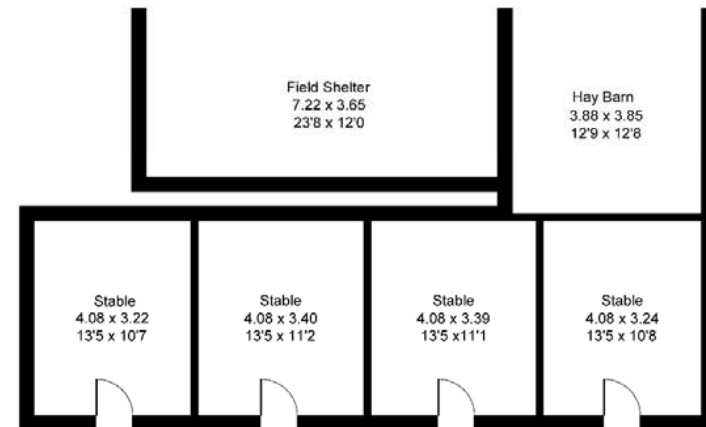
Barn overall measurement is 13.71m x 12.19m (45ft x 40ft)

The Dairy Yard

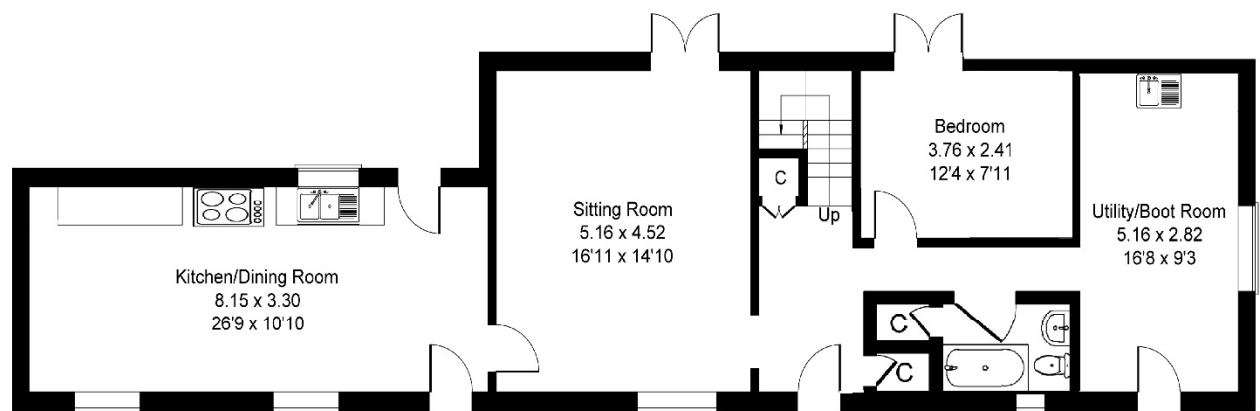
Approximate Gross Internal Area = 323.7 sq m / 3484 sq ft

Total = 323.7 sq m / 3484 sq ft

Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2025.



This plan provides a general layout of the yard. To the right of the Hay Barn is a horsewalker and behind the Hay Barn and Field Shelter is a manege

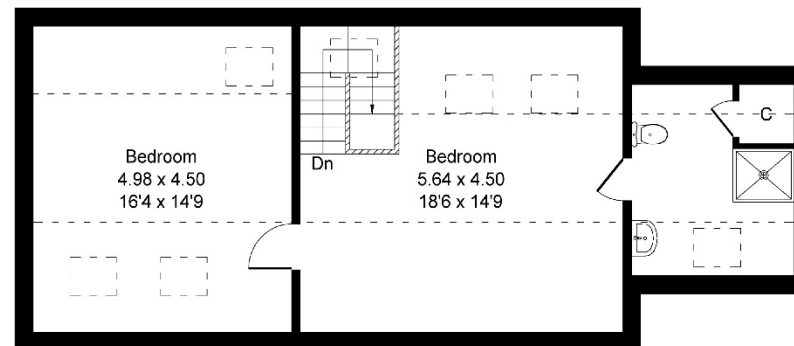


Ground Floor

The Dairy

Approximate Gross Internal Area = 151.42 sq m / 1629.96 sq ft

Illustration for identification purposes only,
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First Floor



FOR IDENTIFICATION
PURPOSES ONLY







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- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.

