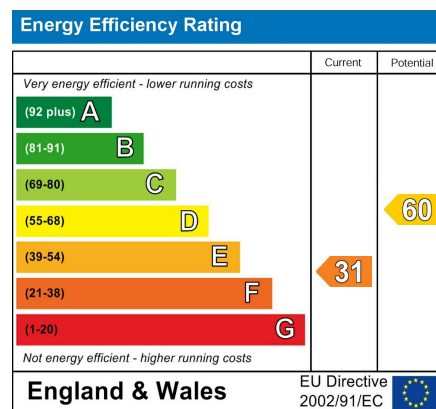


Illustration for identification purposes only, measurements are approximate, not to scale.



Guide Price  
£1,750,000

Northend, Oxfordshire

Equestrian property with 6.25 acres and planning permission granted for a substantial new house.

- Planning for substantial new 5 bed house
- Existing 3 bedroom property
- 1 acre garden
- Menage and stable block
- 6.25 acres in total
- Chiltern Hills AONB

House with 6.25 acres and PP granted for a substantial new home

- Watlington 3 miles
- Henley 7.5 miles
- Marlow 10 miles
- Oxford 20 miles
- London Bridge 45 miles
- Heathrow 33 miles



## The Property

Glendale is an equestrian smallholding located in the South Oxfordshire hamlet of Northend. The house was originally constructed in the 1920's, with subsequent later additions, and currently offers accommodation of around 2,800 ft2 including 4 reception rooms and three bedrooms.

Planning has been granted for both a new house to replace the existing dwelling, or enlargement of the existing structure and offers a unique opportunity to build a country home with equestrian facilities, atop the Chiltern Hills in Oxfordshire.

Approached from a quiet lane, the property stands in grounds totalling 6.25 acres comprising of formal of gardens of circa 1 acre, with an additional 5 acres of grazing to the south and north of the property, bordering the Wormsley Estate. There is a double garage and the equestrian buildings contain 7 stables, tack room and hay store, situated next to the 60m x 20m manège.

## Planning Permission

The property has planning permission granted to replace the existing house with a substantial new dwelling, totalling over 4,900 Ft2. A separate application has also been approved to extend the existing property. We understand from the owner that all ecological and wildlife surveys have been completed and approved as part of the planning process.

To view the planning applications please visit South Oxfordshire District Council website.

New House - P24/S1956/FUL  
Extension to existing dwelling - P23/S3365/HH

## Location

The hamlet of Northend is nestled high in the Chiltern Hills, above the village of Turville and the Hambleden Valley. Its rural setting offers miles of scenic walks right on your doorstep. Nearby Christmas Common features the highly regarded Fox and Hounds pub, just over a mile away.



The market town of Watlington offers excellent independent shops, including a butcher, delicatessen, chocolate shop, gastro pubs, and restaurants. The larger towns of Henley-on-Thames, Oxford, and High Wycombe provide extensive recreational, educational, and shopping facilities.

## Services

Mains electricity and water. Private drainage. LPG Gas heating (tank).  
Council Tax Band G | South Oxfordshire District Council.  
EPC Rating F.

## Directions

Postcode RG9 6LQ

[what3words:///campsites.echo.score](https://what3words.com/campsites.echo.score)

## Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911  
Email: [henley@robinsonsherston.co.uk](mailto:henley@robinsonsherston.co.uk)

## Sales Disclaimer

*IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*