Westwinds Farm, Woodham,
Buckinghamshire, HP18 0QH

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY

Waddesdon 4 miles, Aylesbury 8 miles (Marylebone 55 mins.) Bicester 9 miles (Marylebone 70 mins.) (Distances approx.)

WESTWINDS FARM, WOODHAM, BUCKINGHAMSHIRE HP18 0QH

SUBJECT TO AN AGRICULTURAL OCCUPANCY RESTRICTION, A SMALLHOLDING OFF THE A41 BETWEEN AYLESBURY AND BICESTER. BUNGALOW FOR UPDATING, SUBSTANTIAL YARD AND OUTBUILDINGS ALL SET IN CIRCA 18 ACRES (7.28HA).

GUIDE PRICE Freehold

DESCRIPTION
Westwinds Farm is a small farm comprising a detached bungalow for modernisation, a substantial yard and outbuildings and around 18 acres of pasture.
The bungalow is brick construction under a clay tiled roof. There is a kitchen with wooden units and tiled worktops, a sitting room, 3 bedrooms, bathroom and a wc. The property has oil fired central heating and woodburning stoves in the kitchen and sitting room. The accommodation is liveable however would benefit from refurbishment. Adjacent the dwelling stands a prefabricated garage and attached to the side of the garage a covered lean to. The garage has power and lighting. Parking is provided on the concrete driveway and there are generous gardens to the front and rear.

The 2 blocks of land, which is pretty much level pasture, are either side of the yard north east of the bungalow with mature hedging boundary along the roadside boundary and the rest a ditch and stream.

The yard enjoys its own private access from the A41 via a double gated track. Mains water is connected and distributed throughout the buildings and yard as is mains electricity, the latter we believe is three phase (verifying). The extensive range of buildings are a mixture of block and timber construction with a large workshop, stables, open barns, stores, and at the end a floodlit concrete yard enclosed by gates and fencing.

SERVICES
The bungalow has mains water and electricity. We have not been able to confirm mains drainage and nearby in the field is an overgrown patch of ground that appears to show evidence of a septic tank.
The yard has a separate metered electricity supply. Mains water is supplied that is piped around the buildings and yard. We cannot find a drainage system per se for the buildings and would assume any water drains into the fields.

AGRICULTRAL OCCUPANCY RESTRICTION
In order that no ones time is wasted on this property the agent will be verifying the suitability of interested parties prior to viewing. Anyone wishing to view the farm should make themselves familiar with the implications of an agricultural occupancy restriction or request information from the agent.

COUNCIL TAX – Band E £2,813.35 2025/26

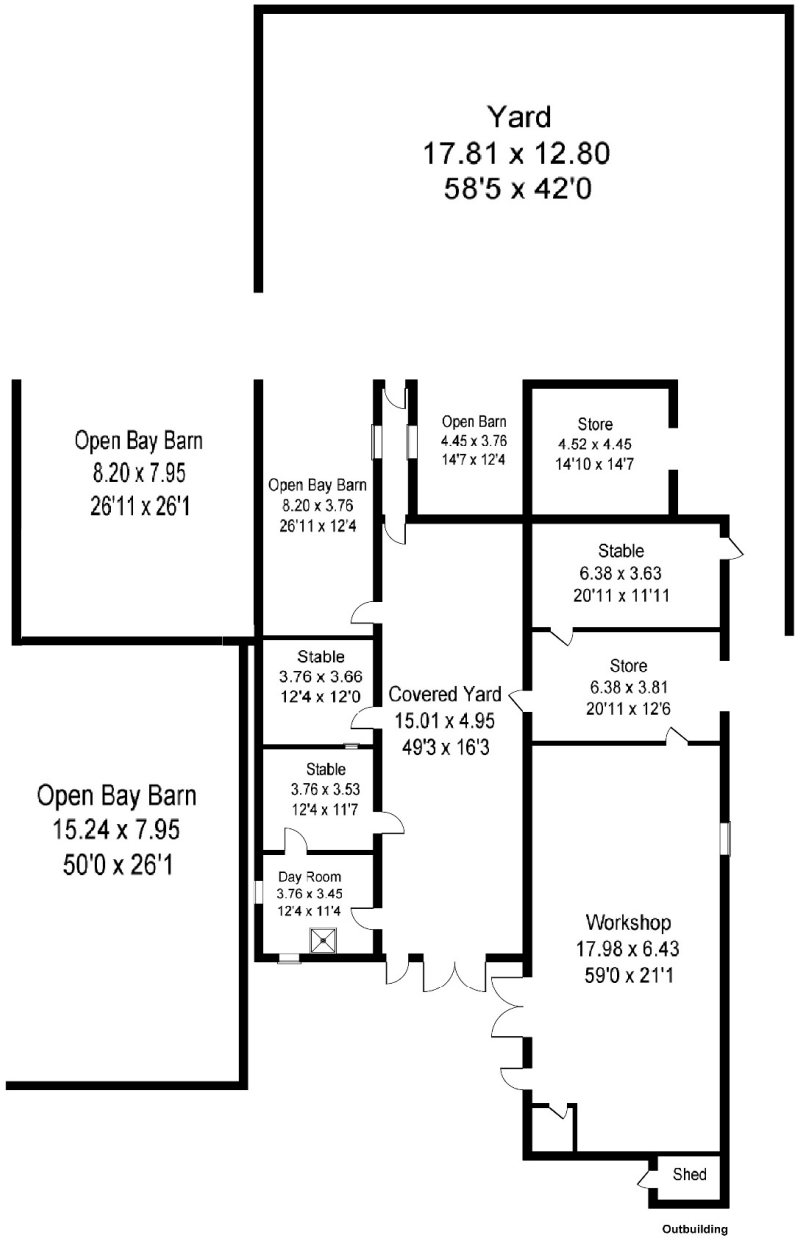
RIGHTS OF WAY
Please note there is public footpath that crosses the land which is highlighted on the enclosed plan.

TITLE –There is a sliver of land that does not appear in the title. We are investigating this with land registry.

West Winds Farm

Approximate Gross Internal Area = 67.87 sq m / 730.55 sq ft
Garage = 21.58 sq m / 232.37 sq ft
Outbuilding = 468.38 sq m / 5041.61 sq ft
Total = 557.83 sq m / 6004.53 sq ft

Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2026.



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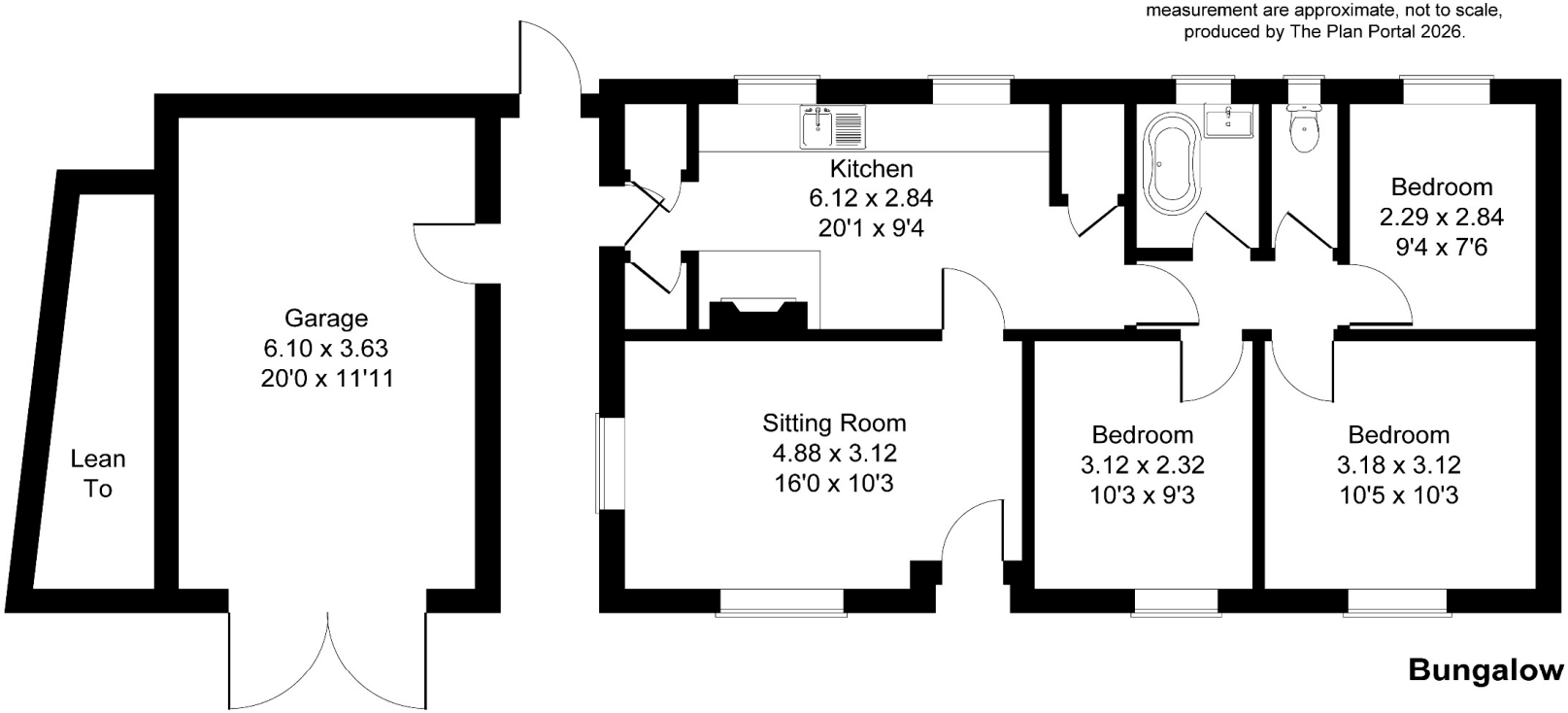

Bungalow

N
YELLOW LINE DEPICTS ROUTE OF PUBLIC FOOTPATH
FOR IDENTIFICATION PURPOSES ONLY
Getmapping plc 2017.

LOCATION

The hamlet of Woodham and Kingswood has two Inns with Restaurants and one Garage whilst the larger village of Grendon Underwood is approximately 1 mile away with the village school and general store. Aylesbury is approximately 8 miles to the East (Marylebone 55 mins.), whilst the Market Town of Bicester with good shopping facilities and railway station for Marylebone (70mins) is approximately 9 miles distant. The M40 is accessible linking with London and the Midlands and M25 to Heathrow and Gatwick.

EDUCATION

Preparatory schools at Ashfold, Swanbourne and Oxford.
Village Primary School at Grendon Underwood Waddesdon Secondary School. Public schools at Stowe, Berkhamsted and Oxford. Grammar Schools at Aylesbury.

COUNCIL TAX – Band E £2,813.35 2025/26

VIEWING - Strictly by appointment through the vendor's agent W Humphries Ltd

THE PROPERTY IS SOLD AS SEEN

IMPORTANT NOTICE

W. HUMPHRIES for themselves and as Agents to the Vendors of the property give notice that:

1. These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
2. All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
3. Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
4. Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.
5. If reference is made either to alterations to the property or a change of use, no warranty is given by W. Humphries or the Vendors/Lessors that any planning or other consents or Building Regulations approval has been obtained. Where references are made to potential uses (subject to planning) this information is given in good faith although purchasers must take their own enquiries to the relevant authorities.
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.

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