



A fantastic opportunity to purchase an equestrian property in an idyllic location, on a plot of approximately 6 acres, with a 15x12m storage barn with mezzanine, 15 large looseboxes, a horse walker, a menage, generous hardstanding, and grooms accommodation with 2 bedrooms, a kitchen, and a shower that offers further potential STPP, located a short drive from excellent commuter links.

Location:

More extensive shopping and leisure facilities can be found in Banbury, Oxford and Milton Keynes.

The neighbouring village of Fringford has a village hall, a church, a cricket pitch, and a C of E primary school.

Secondary education is available in Bicester, and local private schools include, Winchester House, Beachborough, Stowe, Bloxham, Tudor Hall, along with The Dragon School, St Edwards, Magdalen, Abingdon, Radley College, and Headington Girls School.

Bicester is the nearest town and has two railway stations. Bicester North, 2 miles away, offers a great commuter service to London Marylebone in around 45 minutes, and you can reach Birmingham in 1 hour. Bicester Village offers the second service to London Marylebone.

The M40 is within easy reach and offers access to London, M25, Oxford and Birmingham.

Bicester itself is a historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, a Sainsbury's supermarket, Tesco, Marks and Spencer Food Hall, sports centre, and a cinema complex.





The property comprises:

15 x 12m Storage Barn with Mezzanine Floor

12 x 6m Sports Pavilion/Grooms Accommodation With Kitchen, Shower Room, and 2 Bedrooms.

20 x 60m All Weather Menage With Clopf Fibre Surface and French Drainage.

Approximately 6 Acres Of Fenced Paddock Land With Water

15 Looseboxes With Windows and Rubber Matting, Secure tack Room, Office/Club Room With W.C

Wash Bay With Hot Water

Gated Entrance Leading To A Large Area Of Hardstanding For Lorries and General Parking,

Local Authority - Cherwell District Council

Council tax Band - A

Freehold

* Please Note There Is A Public Footpath That Runs Behind Crown Barn That Crosses Part Of The Paddocks*





Approximate Gross Internal Area 4625 sq ft - 430 sq m

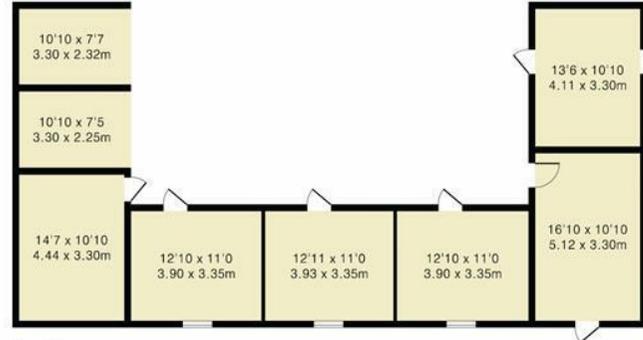
Store Area 1292 sq ft – 120 sq m

Stables Area 2961 sq ft – 275 sq m

Mobile Home Area 372 sq ft – 35 sq m



Mobile Home

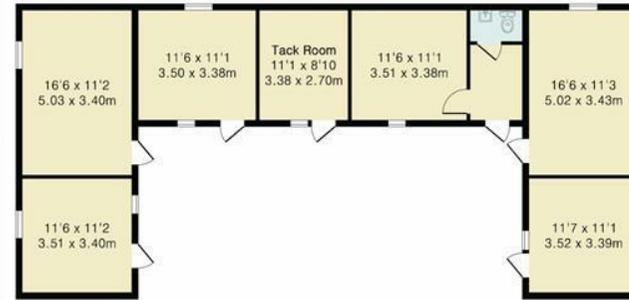


Stables



Stables

Store



Stables

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(52-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

