

An aerial photograph of a large farm estate. In the foreground, a large, light-colored stone house with a prominent red-tiled roof and multiple gables is surrounded by lush green lawns and mature trees. To the right, a large, modern barn with a grey roof is partially visible. The farm is situated next to a large, dark pond. The background shows rolling green fields and a line of trees under a bright blue sky with wispy white clouds.

YEAT WOOD FARM
WOTTON UNDERWOOD, BUCKINGHAMSHIRE



A COMPACT COUNTRY ESTATE IN A PRIME RURAL SETTING

A fantastic family farm with secondary accommodation,
extensive outbuildings, woodland, farmland, paddocks and
a lake, all extending to around 75.69 acres.



Local Authority: Aylesbury Vale District Council

Council Tax band: House G, Cottage D

Services: Mains electricity, water, oil fired central heating and private drainage

Tenure: Freehold

What3Words:///brochure.tasteful.toasted

LOCATION

Wotton Underwood is a picturesque village set in unspoilt countryside with a surrounding extensive network of footpaths and bridleways (though none across the land of Yeat Wood Farm), yet within close proximity of the larger villages of Long Crendon and Brill, for day-to-day shopping facilities; nearby Thame and Bicester provide more comprehensive amenities.

Schooling is excellent in the area, with the popular Ashfold Preparatory School nearby, as well as village schools in Brill and Waddesdon, Lord William's school in Thame and grammar schools in Aylesbury. Oxford's renowned private schools are close by, including the Dragon School, Oxford High School, Summer Fields and St Edward's.

Communications from the property are excellent, with the M40 Junction 7 and 8A both around 12.5 miles away, giving access to London to the south and the Midlands and Birmingham to the north. There is a fast train service to London Marylebone from Haddenham and Thame Parkway, taking from around 39 minutes.

Thame 8 miles

Haddenham and Thame Parkway 9 miles (trains to London Marylebone taking from 39 minutes)

M40 (Jct 7 and 8A) 12.5 miles

Oxford 18 miles

London Heathrow Airport 47 miles

Central London 56 miles

(Distances and times approximate)



YEAT WOOD FARMHOUSE AND ANNEXE

The house at Yeat Wood Farmhouse dates from 1992, despite its appearance of a much older property. The house has well laid out living and entertaining accommodation, including a large kitchen/breakfast room, dining room, drawing room and two further reception rooms as well as a large garden room/conservatory. On the first floor there is a principal bedroom suite with en suite bathroom, three further bedrooms with en suite shower rooms, a fifth bedroom and separate family bathroom, as well as sixth bedroom accessed separately from the kitchen/breakfast room, with its own en suite bathroom.

There is also a self-contained annexe with a kitchen/breakfast room, sitting room and two bedrooms, a living area and shower room on the first floor.







GARDEN AND GROUNDS

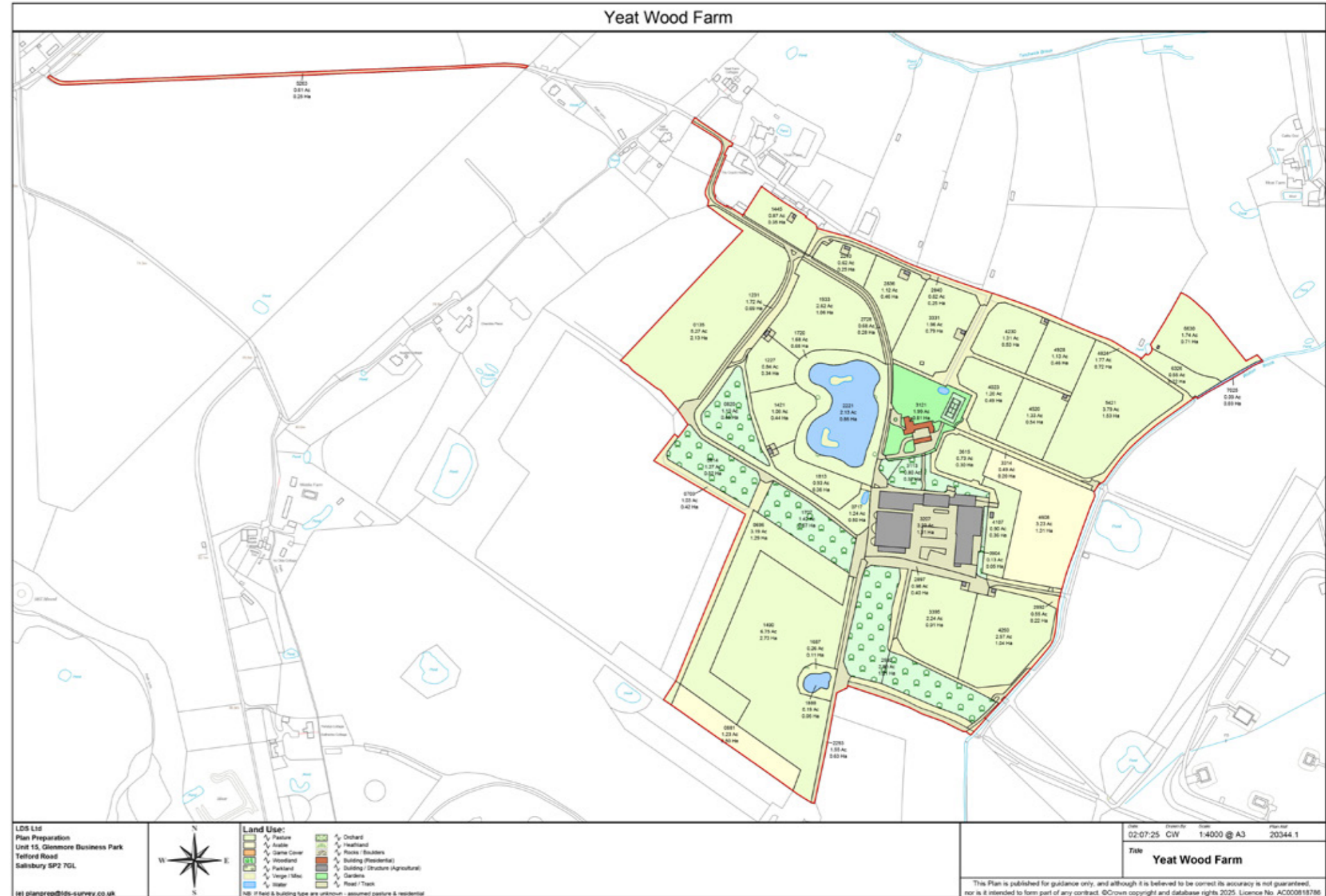
The house has a studio building outside, with stores/stables and a car port and is set in beautiful landscaped, formal and lawned gardens with yew hedging, rose garden, box hedging, laburnum walk and mature trees including willow. There is also a large lake teeming with wildlife.

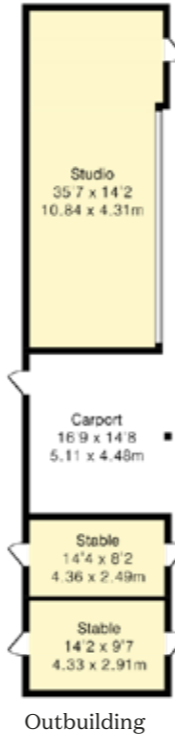
OUTBUILDINGS AND LAND

The land extends in total to around 75.69 acres and includes post and rail paddocks with field shelters and woodland shelter belts. There is a comprehensive range of farm buildings including extensive modern portal-framed buildings with a large concrete yard. These buildings suit use for agricultural purposes but also include meeting rooms and two office rooms in one, which has also had part converted into garaging and stores. The barns have solar panels on the roofs - these were installed in 2015 and generated an income of around £53,000 in 2024. More information can be obtained from the vendors' agents.



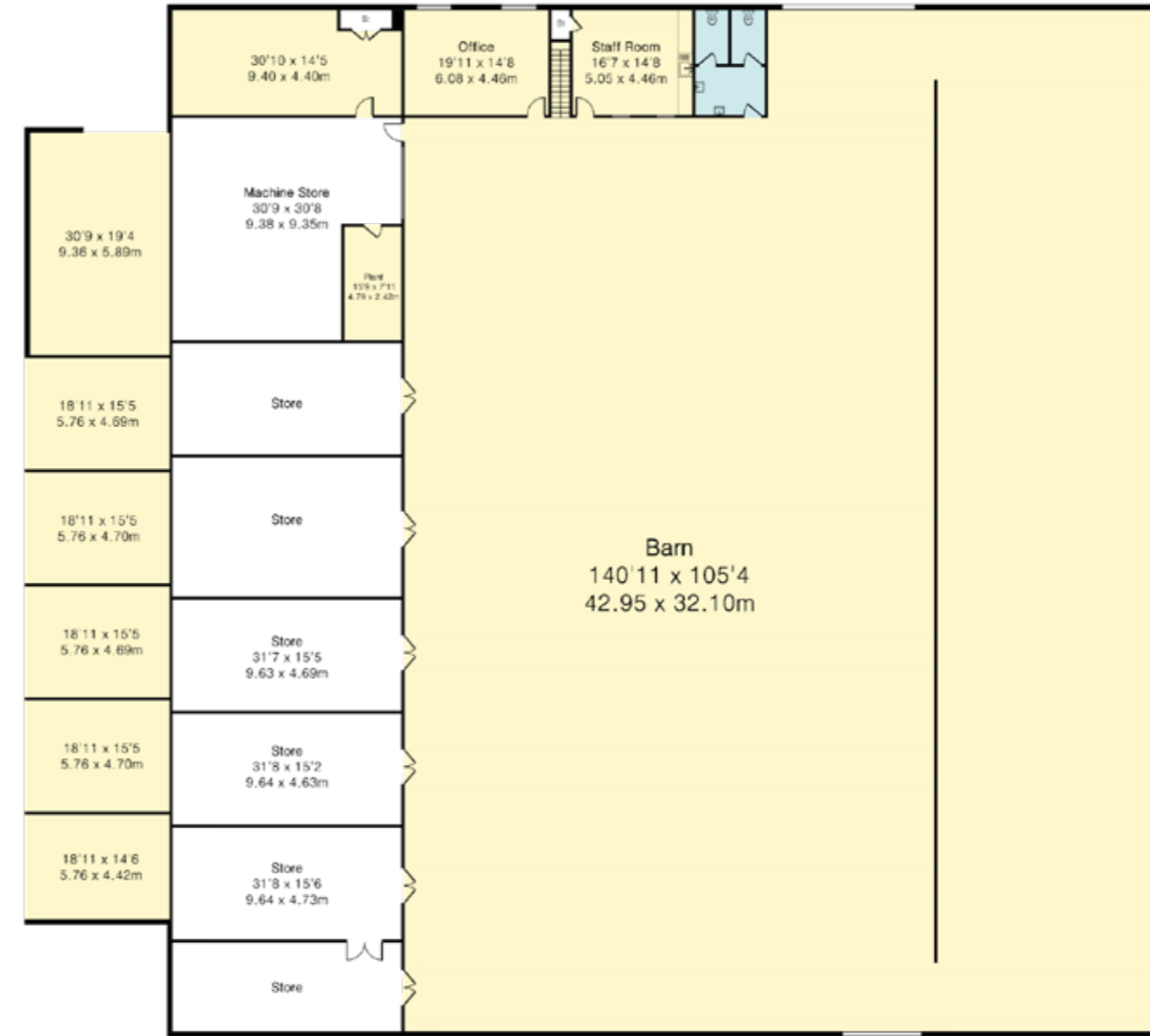






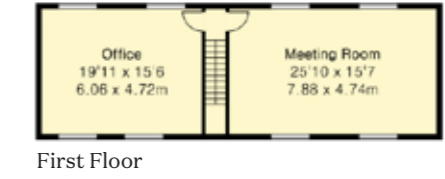
Approximate Gross Internal Area
 Ground Floor Area = 3,087 sq ft - 287 sq m
 First Floor Area = 1,921 sq ft - 178 sq m
 Annexe Ground Floor Area = 593 sq ft - 55 sq m
 Annexe First Floor Area = 686 sq ft - 64 sq m
 Outbuilding Area = 740 sq ft - 69 sq m
 Total = 6,287 sq ft - 584 sq m (Excluding Outbuilding)

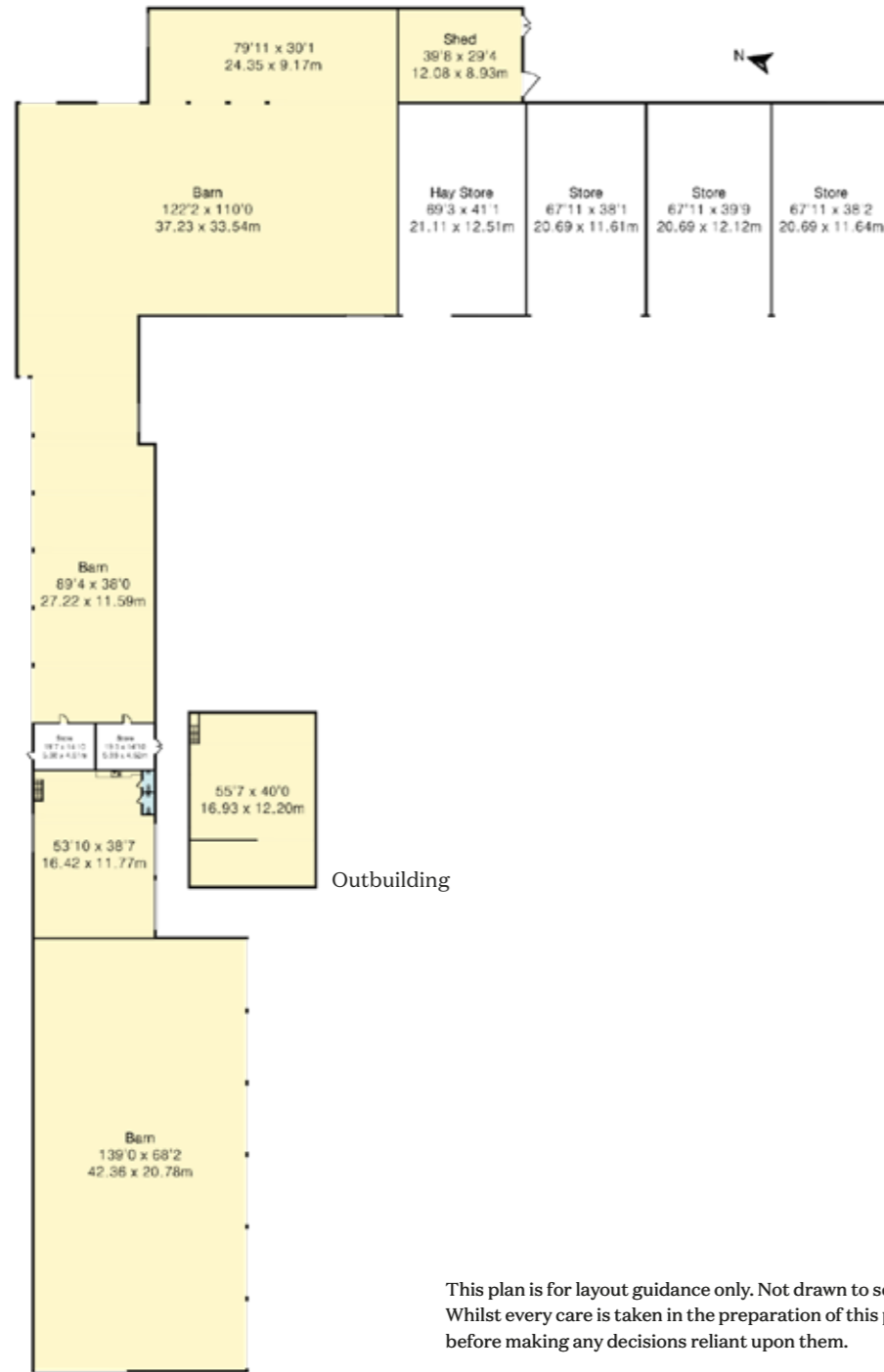
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Approximate Gross Internal Area
 Outbuilding = 22,238 sq ft - 2,066 sq m

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Approximate Gross Internal Area
Outbuilding = 42,098 sq ft - 3,911 sq m

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