



PORTFOLIO
from


brown & merry

Bicester Road, Westcott, Aylesbury HP18 0JX

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Upper Barn Farm is an exceptional and distinguished estate, proudly held within the same family for over twenty years. Extending to in excess of 30 acres, this remarkable holding offers a rare combination of privacy, natural beauty, and significant future potential.



The Property

Approached via a sweeping quarter-mile private driveway behind secure gates, the estate unfolds into a stunning landscape of mature woodland, open fields, and picturesque meadows. A beautifully positioned half-acre lake forms a tranquil focal point along the boundary, complemented by a charming fishing lodge- perfect for private summer retreats.

At the heart of the estate lies the original Grade II listed farmhouse a characterful five-bedroom residence steeped in history. Retaining many period features, including open fireplaces, the property enjoys a secluded and secure garden framed by established hedging and trees, alongside a delightful pond and rose garden. While the farmhouse would benefit from internal modernisation, it presents an excellent opportunity for refurbishment, staff accommodation, multi-generational living, or potential rental income.

Complementing the main residence is a striking, more recently constructed annex. This impressive home offers five bedrooms and showcases with high ceilings with exposed oak beams, high vaulted ceiling, underfloor heating throughout, and an abundance of natural light. The property has been thoughtfully designed to maximise its picturesque surroundings, with spectacular sunset

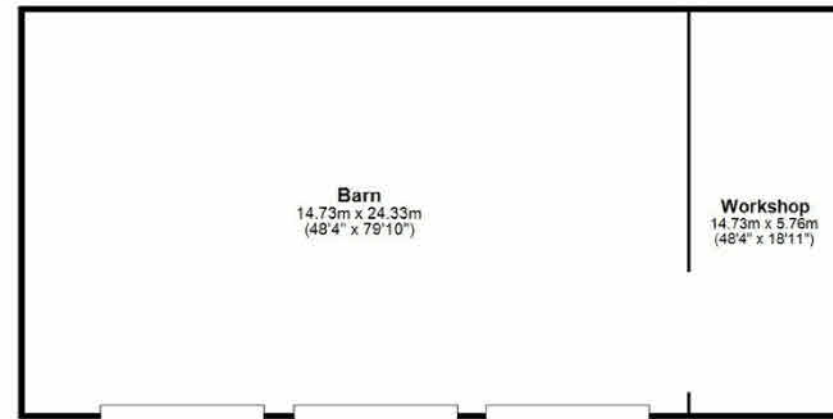


views enjoyed from the kitchen with a bespoke kitchen island with AGA at the heart of the kitchen. Further features include elegant open fireplaces, a formal dining hall, and bespoke oak wardrobes within the principle bedrooms.

In addition, the estate benefits from an extensive garage with internal access, with a self-contained two bedroom apartment above, complete with its own private access-ideal for guests, extended family or live-in staff.

A significant additional asset is the existing warehouse building, currently utilized as a Warehouse, which offers

outstanding versatility. With planning permission already granted for multiple residential units or large bespoke single dwelling, this presents an exciting development opportunity. Alternatively, the building could be retained for commercial use, benefiting from its own independent access, office space, and two mezzanine levels, making it well suited for showroom or business operations.



Main Area of both floors: 664.4 sq metres (7172.6 sq feet)

Main Area of GF: 470.1 sq metres (5060 sq feet)

Main area of FF: 196.3 sq metres (2112.6 sq feet)

Fishing Lodge: 136.5 sq metres (1469.7 sq feet)

Barn: 444.8 sq metres (4786 sq feet)

Kennels: 16.1 sq metres (172.9 sq feet)

Stables: 46 sq metres (495.2 sq feet)

Total sq area: 1310.2 sq metres (14102.7 sq feet)



The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.
The plan has been drawn with due diligence and whilst we have confidence in the information produced it should not be relied upon.
Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property.
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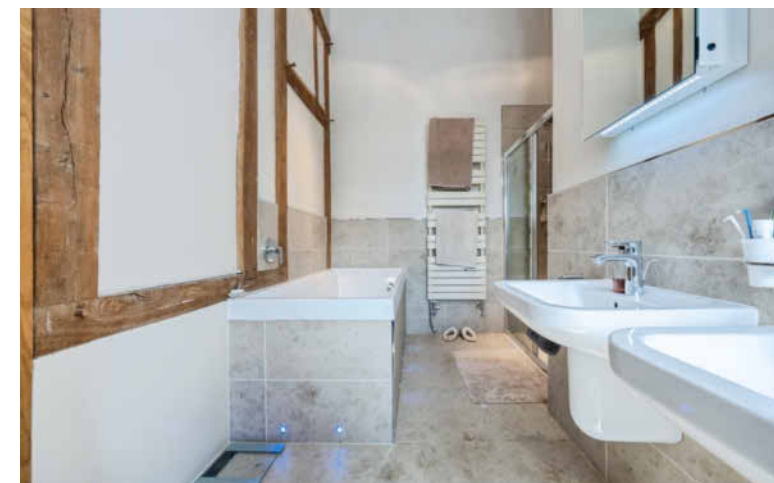
Location

Westcott is a small village with a combination of modern and period property. The property is close to the Rothschild family's Waddesdon Manor, allowing convenient access to the estate's extensive parkland for country walks, and to this National Trust property for a wide range of activities and events. The village itself is thriving with pubs, cafes, restaurants and a hotel, a doctor's and dentist surgery as well as a shop and outstanding schools. Further shopping, supermarkets and leisure facilities are available in Aylesbury, Thame and Bicester. There are several golf courses nearby including the award-winning championship venue, The Oxfordshire which is 12 miles away. Waddesdon is also convenient for transport links to London, just 3 miles from Aylesbury Vale Parkway Station. Direct trains to London Marylebone and the nearby M40 motorway provides excellent road access to Heathrow and Birmingham Airports. Schools in surrounding areas include St Edwards School, Headington Girls school, Ashfold School, Swanbourne House School, Stowe School Little Oaks Nursery and Waddesdon C of E School.

Upper Barn Farm is a truly unique and versatile estate combining heritage, scale, and opportunity in a private and idyllic setting. Impeccably maintained and offering immense potential, this is a rare change to acquire a special country property of exceptional calibre.

Agent's Note

Under the terms of the Estate Agency Act 1979 (Section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.





welcome to Bicester Road, Westcott, Aylesbury HP18 0JX

Offers in the region of

£3,750,000

- 30 Acres
- Chain Free
- Planning Permission Granted
- Secluded Grounds

EPC Rating: C

Council Tax Band: G

Tenure: Freehold

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Ground Floor



First Floor

Total floor area 272.3 m² (2,931 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To find out more information or to arrange a viewing call

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brownandmerry.co.uk

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