



Horsleys Green Manor
Horsleys Green | High Wycombe | HP14 3UX

SIMMONS & SONS
ESTATE AGENTS AND VALUERS

Horsleys Green Manor

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High Wycombe 6 miles (trains to London Marylebone from 27 minutes), M40 (Junction 5) 2½ miles, Oxford 21 miles, Central London 43 miles.
(All mileages and times approximate)

A detached Grade II 5 bedroom Manor House with a detached 1 bedroom flat, a range of outbuildings extending to approximately 2,290 Sq.Ft (206 sq.m) and land in all approximately 26.20 acres (10.60 ha)

FOR SALE BY PRIVATE TREATY AS A WHOLE

Situation

Horsleys Green Manor is located within the pretty hamlet of Horsleys Green, approximately 1½ miles east of Stokenchurch, within the Chiltern Area of Outstanding Natural Beauty.

The area is well served for schools in both the Private and State sector and the surrounding area offers a variety of countryside walks and activities.

The nearby towns of High Wycombe and Marlow offer more comprehensive services including a Chiltern mainline link from High Wycombe to London Marylebone with journey times from 27 minutes.

Local attractions include E J Churchill Shooting Ground, racing at Windsor and Ascot, and golf at Princes Risborough.

Directions

From **High Wycombe**, follow the A40 for approximately 6 miles; enter the hamlet of Studley Green taking the first left onto Bigmore Lane just before Studley Green Garden Store. Continue to follow Bigmore Lane for approximately ½ mile. The property is located on the right hand side down a gravel drive.

From **Marlow** proceed on the B482 as sign posted Lane End. Continue through the village of Lane End continue towards Stokenchurch on the B482 turning right onto Bolter End Lane after approximately 5 miles. At the A40 junction (Wycombe Road) turn left and continue along this road passing two garages, take the next turning on the left towards Horsleys Green (Bigmore Lane) where the property will be found a short distance along on the right hand side.

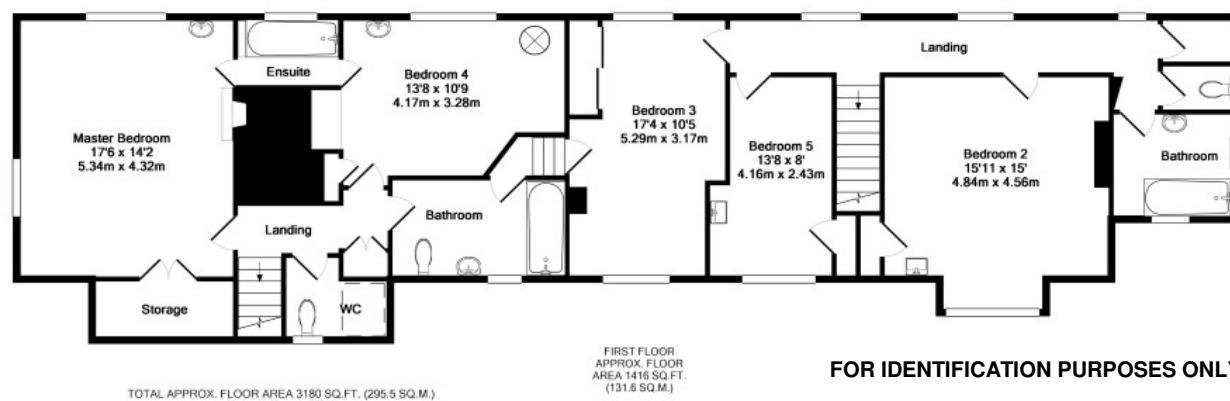
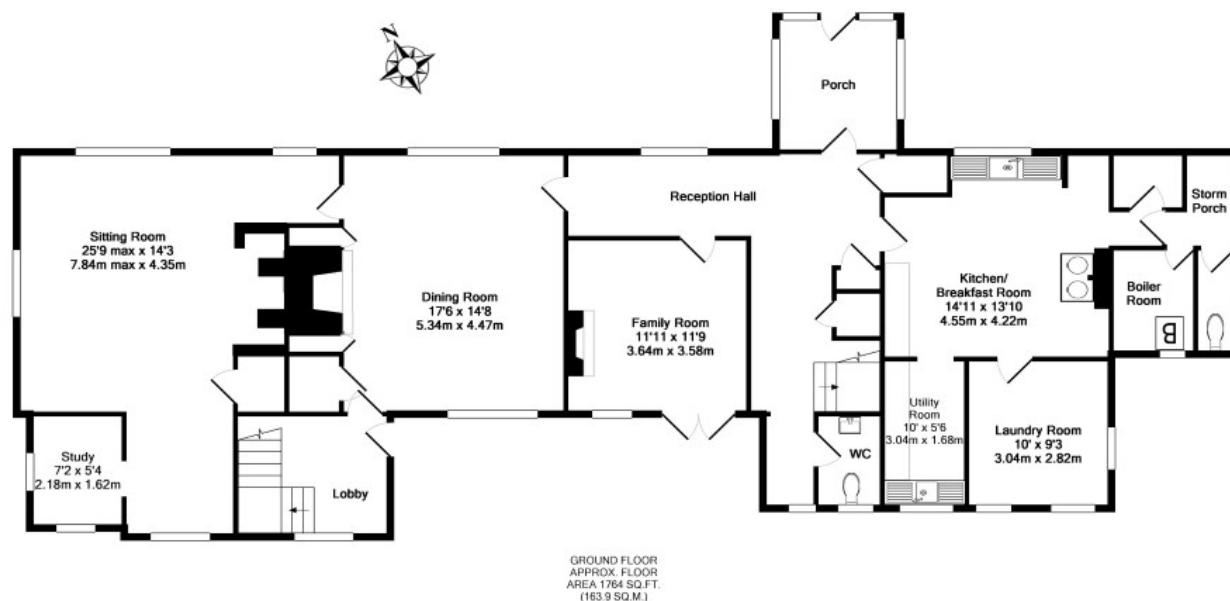
Postcode HP14 3UX



Horsleys Green Manor a detached Grade II brick and flint built Manor House with extensions situated in an elevated position within its own grounds providing ample parking all approached over a private gravelled driveway leading from Bigmore Lane.

Accommodation comprises an entrance hall, study, dining room, living room, kitchen, Butler's pantry, five bedrooms with a Jack-and-Jill en-suite with restricted head height and two further bathrooms (as shown on the attached floor plan).

The house sits in its own grounds of lawns and flowerbeds with an ornamental pond located to the north of the garden.



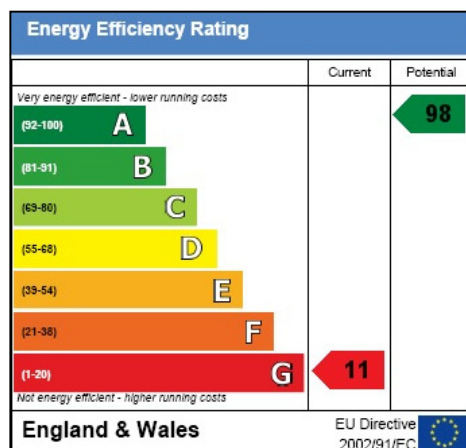
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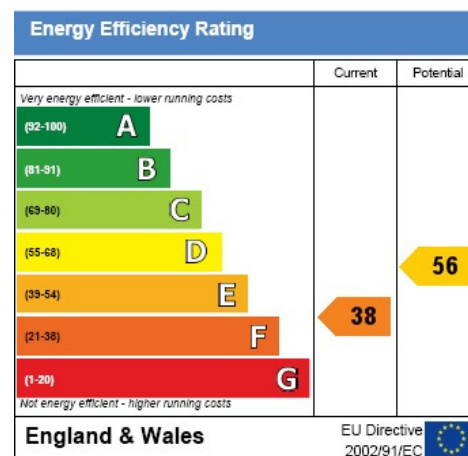


Manor House Barn comprises of a two storey brick and flint barn used as a single storey housekeeper's flat comprising kitchen, living room, bathroom and bedroom (as shown on the floor plan).

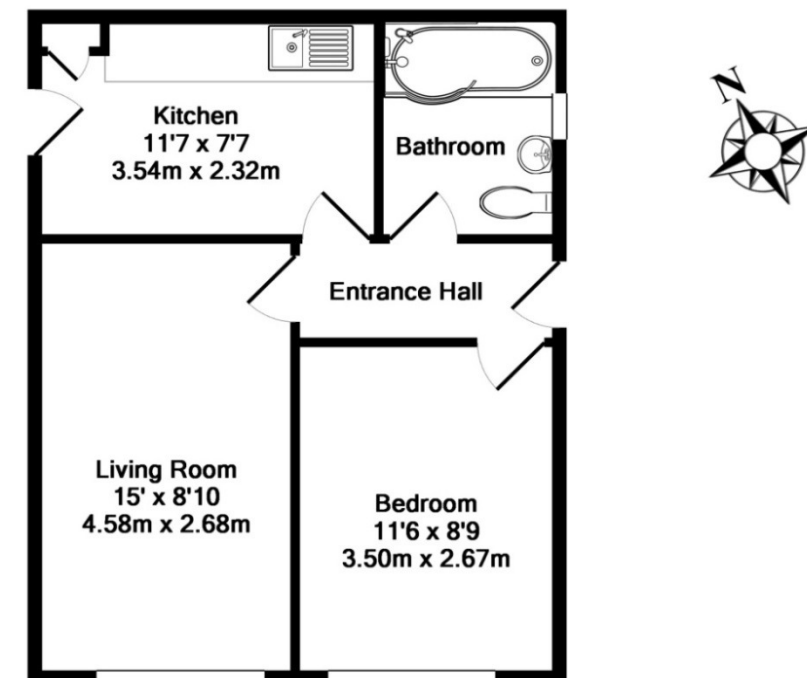
The main part of the barn is used as a garden store area with a raised first floor storage area accessed from within.



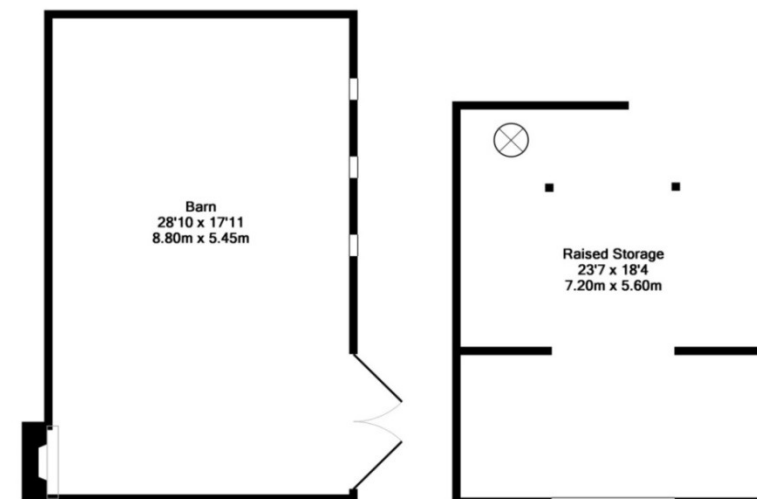
The Manor House



The Flat, Horsleys Green Manor



TOTAL APPROX. FLOOR AREA 401 SQ.FT. (37.3 SQ.M.)
Made with Metropix ©2014



GROUND FLOOR
APPROX. FLOOR
AREA 522 SQ.FT.
(48.5 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 429 SQ.FT.
(39.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 950 SQ.FT. (88.3 SQ.M.)
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Buildings

A range of farm buildings are set within a yard to the east of the Manor House. Access to the buildings is gained directly from the main drive to the north.

1. **Workshop** 3.9m x 9.5m, a brick workshop with corrugated iron roof over a concrete floor, sink, access doors and windows with additional store over 2.8m x 7.5m and 2.2m x 2.7m.
2. **Garage** 5.5m x 5.18m, a lean-to brick and concrete block building over a concrete floor, with double access doors under a corrugated fibre cement roof.
3. **Store** 4.4m x 3.0m, concrete panel walling/concrete floor construction under a corrugated fibre cement roof with lights.
4. **Barn/Store** 4.9m x 8.9m, divided into tool store and wood store with boarded upper floor Hay loft accessed via a ladder.
5. **Hay barn** 9.1m x 4.8m, open fronted pole barn with earth floor under a corrugated iron roof.
6. **Potting Shed** 2.0m x 3.8m, a concrete block corrugated or iron roofed store.
7. **Woodstore** 4m x 3.1m, a concrete block corrugated iron roofed store.

Land

The land extends to approximately 23.35 acres (9.45 ha) of fenced pasture land set in a ring fence bordered by hedgerows and mature trees as shown outlined in red on the attached plan. A disused and derelict livestock shelter is located on the northern boundary of SU7895 1502 constructed of concrete block to eaves under a corrugated fibre cement sheet roof. Access to the fields is gained through the yard.

Land Classification

The land is shown on the Ministry of Agriculture Land Classification Map as a combination of Grade 3 and 4.

Basic Payment Scheme

The land is registered for Basic Payment Scheme purposes and Entitlements are available for transfer upon completion.

The 2015 Basic Payment Scheme claim will be submitted and retained by the Vendors.

Designations

The land does not lie within a Nitrate Vulnerable Zone.

Services

Water troughs are located in the majority of the fields however we have not established if the service is connected or operational.

Uplift

Part of the land is being sold subject to an uplift covenant in relation to any future non-agricultural/equestrian use.

This will be effective for a period of 30 years from the date of completion of the sale and will be charged at 40% of the increase in value resulting from the grant of planning permission for any use other than agricultural or equestrian use.



Tenure

The property is offered for sale with vacant possession upon completion.

The fields are let under a grazing licence for the term 1st March through to 31st October 2015. Details are available from the Agents.

Services

A mains electricity service is provided to the residential properties, barn and buildings. The Manor House and Flat are connected to a private drainage tank. A mains water service is also provided. Central heating to the Manor house is provided by an oil fired boiler.

Restrictions, Rights of Way & Easements

The property is offered for sale subject to all existing rights including rights of way whether public or private, light, support, drainage, water and electricity supplies, other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars. A public footpath runs east to south-west across land to the west of the holding. A gas pipeline crosses the lower part of Field SU7895 1502. There are no Tree Preservation Orders shown to affect this property.

Covenant

An uplift covenant based on 40% of the increased value will apply to field 3885 in relation to any residential or commercial change of use for a period of 30 years.

Planning

The property is situated within the Greenbelt and the Chilterns Area of Outstanding Natural Beauty.

Local Authority

Wycombe District Council
Queen Victoria Road
High Wycombe
HP11 1BB

Council Tax

Horsleys Green Manor – Tax Band 'H'

Viewings

Strictly by appointment with
Simmons and Sons,
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