

# MERTON GROUNDS FARM

## WENDLEBURY, OXFORDSHIRE



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# SIMMONS & SONS



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## WENDLEBURY, NR BICESTER, OXFORDSHIRE

Bicester 5 miles, Oxford 14.5 miles (London Marylebone 50 minutes), M40 Junction 9 (3 miles)

### DELIGHTFUL FARMHOUSE SET IN 100 ACRES OF PASTURE, WOODS AND LAKES WITH EQUESTRIAN AND COMMERCIAL POTENTIAL

- 9 bedroom Grade II Listed farmhouse with sympathetic extensions
- Bed & Breakfast potential
- 9 indoor stables, tack room and ménage
- Commercial buildings with income potential
- 100 acres of pasture, woodland and lakes

In all about **99.82 acres (40.47 hectares)**

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[illegible]

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

**Directions:** From J9 of the M40 take the A41 (Bicester Road) to the first roundabout (1.5 miles) and take the fifth exit back towards the M40. Take the first turning on the left (signposted Wendlebury) and turn right at the T-junction. Take the first left and follow the road for approximately 1.2 miles. At the T-junction turn right and then bear right at the end of the road onto the farm drive. Post Code: OX25 2NS (sat nav not reconfigured)

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## THE FARMHOUSE

Extended over the past few years Merton Grounds Farmhouse now presents an attractive Grade II Listed property built of limestone under a pantile roof with brick extensions under a slate roof. Approached via a mile long private driveway through a poplar lined avenue the accommodation comprises:-

**Ground Floor:** Entrance from the courtyard into an impressive sun room/dining room with double doors to the terrace and garden. A step down leads to the kitchen/breakfast room with flagstone floor, exposed beams, four oven Aga, Belfast sink and wooden drainer, fitted floor units, plumbing for dishwasher and stairs to the first floor. From the kitchen/breakfast room, doors lead off to the TV room with open fireplace, WC, study and the drawing room with oil burning stove which could be converted to an open fireplace.

**First Floor:** Stairs from the kitchen/breakfast room to landing with door to bedroom with en-suite shower room and door to storage cupboard. Further doors from the landing give access to a further two bedrooms and a family bathroom with bath, wc and wash hand basin.

**Second Floor:** From the landing stairs lead up to a bedroom with en-suite bathroom and walk-in wardrobe.



## NORTH WING

Accessed from the courtyard to an entrance hall with a door off to a bedroom with stairs up to an en-suite bathroom. From the entrance hall a corridor gives access to the sauna room and changing room with WC and shower, and an impressive heated swimming pool (12.59m x 6.39m) with bi-folding doors leading out to the terrace and garden. Returning to the entrance hall, interconnecting doors lead into the main farmhouse.

## SOUTH WING

**Ground Floor:** Entrance from the courtyard garden leads into an entrance hall with doors off to two bedrooms both with en-suite bathrooms and door to utility room and laundry room with floor units and plumbing for washing/drying machines. A further door from the courtyard garden leads to a self-contained bedroom and en-suite bathroom.

**First Floor:** From the entrance hall, stairs lead up to a bedroom with en-suite bathroom.

## OUTSIDE

The formal garden lies to the east of the farmhouse and is predominantly laid to lawn with herbaceous borders and terrace outside the dining room and swimming pool all enclosed by a brick wall. To the south is a large and productive vegetable garden with a brick and timber greenhouse together with six large raised beds and two fruit cages.

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## THE BUILDINGS

Behind the farmhouse and separately accessed is a commercial yard comprising:-

**Building 1:** Crendon concrete, fully enclosed general purpose building with 9 stables, tack room and storage space above. The building extends to 3,687ft<sup>2</sup>.

There is a sand and rubber ménage (60m x 20m) enclosed with post and rail fencing behind.

**Building 2:** Part concrete block walling, part corrugated fibre cement under a compressed fibre cement roof with full height roller shutter door and lean-to. The building extends to approximately 6,246ft<sup>2</sup>.

**Building 3:** Part concrete block walling, part corrugated under a compressed fibre cement roof with two full height roller shutter doors. The building extends to approximately 7,450ft<sup>2</sup>.

**Tractor Shed:** Open fronted, mono pitch lean-to of concrete block construction under a compressed fibre cement roof. This extends to approximately 689ft<sup>2</sup>.

**General Store:** Brick and slate general store extending to approximately 616ft<sup>2</sup>.

**Garden Store:** Timber framed, mono-pitched building enclosed on three sides currently used to house garden equipment with a fully enclosed lock-up store to one end. This building extends to approximately 914ft<sup>2</sup>.

## THE LAND

All in a ring fence surrounding the farmstead the land comprises approximately 38.77 hectares (95.81 acres) of predominantly grassland suitable for grazing together with two lakes and areas of amenity woodland. The land is all fenced to a stock proof standard and water is laid on throughout.

The smaller of the two lakes in front of the house was designed as part of an eco-park and is well stocked with Koi carp. The reservoir (4.5 acres) lies to the north of the farmhouse and is rich in wildlife habitats and nesting birds in particular geese, duck and swans.



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## POTENTIAL INCOME STREAMS

Merton Grounds Farm is currently run on a commercial basis and there is significant potential to generate a good income stream (subject to the necessary planning consents) for example:-

1. Commercial Buildings: Planning has been granted in the past for storage and other commercial uses.
2. Equestrian: There are good facilities available to run a livery enterprise.
3. Farmhouse: This is currently being run as a successful Bed & Breakfast ([www.mertongrounds.co.uk](http://www.mertongrounds.co.uk))

More information can be gained from the offices of the selling agents.



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## GENERAL REMARKS

**Tenure & Possession:** The property is offered freehold with vacant possession.

### Services:

- Water: A private water pipe runs down to the Merton Road where it joins the mains. The metered supply is shared with others. A well supplies the farmhouse and there is a current water abstraction licence.
- The solar panels on the extension heat the water together with a ground source heat pump.
- 3 phase and single phase electricity.
- Drainage is to a septic tank system.
- Central heating to the main house, Aga and swimming pool is via an oil fired boiler

**Sporting Rights:** Insofar as they are owned they are included in the freehold sale.

**Basic Payment:** The Basic Payment Entitlements that specifically relate to the land are available by separate negotiation. If applicable, the vendor will use reasonable endeavours to support the transfer of any Basic Payment Entitlements to the purchaser with effect from the date of completion. The purchaser will indemnify the vendor in respect of all action, costs, claims and demands in connection with any failure on the part of the purchaser to comply with cross compliance requirements in respect of the 2016 claim year.

**Timber:** Included in the sale, the main woodland compartments are subject to a forestry grant scheme details of which are available from the selling agents. It will be the responsibility of the purchasers to take on this scheme.

**Mineral Rights:** Reserved in favour of the previous owner in relation to part of the land. The requirement is for 25% of the increase in value to be paid to the previous owner for a period of 80 years from the date of purchase (31st January 2002). For more information please contact the selling agents.

**Local Authorities:** Cherwell District Council, Bodicote House, Bodicote, Banbury, Oxfordshire OX15 4AA Tel: 01295 227001 website: [www.cherwell.gov.uk](http://www.cherwell.gov.uk)

**Town & Country Planning:** The property falls within the boundaries of Cherwell District Council. We understand that the need for a new, strategic link road to the south of Bicester (the South East Perimeter Road) has been identified and the council have made a delegated decision to safeguard Route Option 2 (southern alignment) in the Cherwell Local Plan Part 2.

Interested parties are advised to make their own enquiries to Oxfordshire County Council (01865 792422) or Cherwell District Council.

**Fixtures & Fittings:** Only those fixtures and fittings specifically referred to in these particulars are included in the sale.

**Council Tax:** Farmhouse Band E.

**VAT:** Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes chargeable for the purposes of VAT, such tax shall be payable by the purchaser.

**Plans, Areas & Schedules:** These are based on the Ordnance Survey and are for reference only. They have been checked by the vendor's agents and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation thereof. The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor their agents will be responsible for defining the boundaries or the ownership thereof.

**Wayleaves, Easements & Rights of Way:** Various footpaths cross the land including one to the east of the farmhouse. The farm is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies, other rights and obligations, easements, quasi-easements and restrictive covenants all existing and proposed wayleaves and masts, pylons, stays, cables, drains and water, gas and other pipes whether referred to in these particulars or not.

**Simmons and Sons give notice to anyone reading these particulars that:**

- i) the particulars do not constitute part of an offer or contract
- ii) the particulars including text, photographs and plans are for the guidance only of prospective purchasers and must not be relied upon as statements of fact
- iii) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact
- iv) nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order
- v) all measurements are approximate

Particulars prepared and photographs taken May 2016.



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