



Marylands Farm

| CHISELHAMPTON, OXFORDSHIRE

| **Carter Jonas**

MARYLANDS FARM
CHISELHAMPTON
OXFORDSHIRE
OX44 7XD

**A sought after country house
with an extensive range of
outbuildings, amenities and
land with easy access to
Oxford.**

Marylands Farm is a ring fenced country house in a sought after location. It comprises a large period brick with render house with surrounding formal gardens, an outdoor tennis court and indoor pool. To the rear of the property there is an extensive range of traditional brick courtyard buildings, one being a flat, two additional cottages and a modern farm building currently utilised for commercial use. The land surrounds the property to the north with well-established pasture and woodland.

For sale by private treaty as a whole

In all about 58.94 acres (23.85 ha).



LOCATION

Marylands Farm is located at Chiselhampton which is in South Oxfordshire. 8 miles north of Wallingford and 8.5 miles south east from the centre of Oxford. It is also in good traveling distance for the larger conurbations of Reading (20 miles), Henley-on Thames (18 miles), Thame (17.5 miles) and Abingdon (8.4 miles). Central London is 50 miles.

Road communications are excellent with the M40 just 5 miles away (Junction 7) and the A34 being 8 miles away at Abingdon, allowing further access via the M4 and providing good access to London, Heathrow airport and the national road network.

There are regular rail services from Henley, Twyford and Reading to London, Paddington (28 – 58 Minutes) and from Marlow to London, Marylebone (54 minutes).

AMENITIES

Chiselhampton is a small village in the civil parish of Stadhampton on the river Thames and offers a variety of amenities such as a church and a public house. The nearby village of Stadhampton provides a wider range of facilities such as a recreation ground, village hall, convenience store, farm shop, restaurant and hotel.

The area is particularly well located for access to sporting facilities including Windsor, Ascot and Newbury racecourses, rowing on the Thames and a number of golf courses including Huntercombe and Henley itself.

There is an excellent range of state and independent schools in the area.

FARMHOUSE

Marylands Farmhouse is a Grade II Listed two-storey brick and rendered period dwelling with a mature formal garden to the front and side. The property itself was originally constructed in the 1800's and comprises of 4 double bedrooms and 1 single bedroom and extends to in excess of 5,300 sq. ft, which is made up of the main house, garden flat and indoor pool.

Internally, the farmhouse provides for spacious living with many rooms benefitting from high ceilings and being dual aspect, retaining a great deal of charm and character. On the ground floor the property comprises a covered porch, entrance hall, drawing room, study, sitting room, conservatory, dining room, kitchen, pantry, utility room and wine cellar. Connected to the utility room there is a garden flat that is made up of a sitting room, kitchen, bathroom and double bedroom.

To the first floor there are 3 spacious double bedrooms, all of which benefit from ensuite bathrooms and one with a large dressing room and an adjoining single bedroom.

The property is well maintained but may need sympathetic modernisation to bring it up to current standards.

GARDENS & GROUNDS

Within the grounds the property benefits from an outdoor tennis court, an indoor pool and an established vegetable garden and orchard. Sited to the rear of the property there is a traditional courtyard of buildings utilised as ancillary accommodation, an office, garage and storage.

COTTAGES

Within the grounds of the property, there are two prefabricated bungalows with tile roofs named Willow and Lilac Cottages. Both cottages benefit from 2 bedrooms and good sized gardens.

BUILDINGS

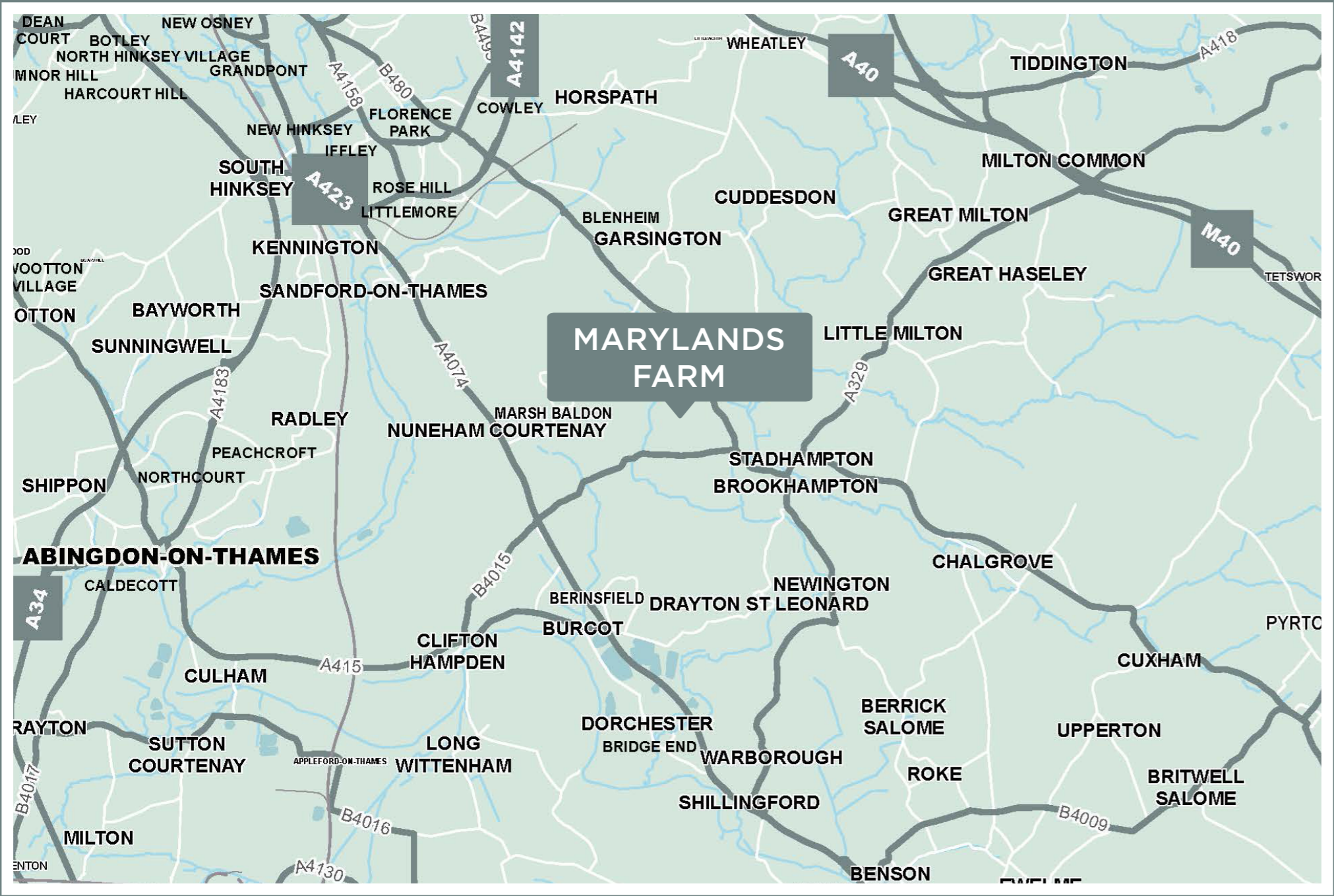
Situated to the North of the Courtyard is a large yard area with a 5 bay concrete portal frame commercial building of breeze block construction and part fibre cement cladding. The unit is currently occupied by 2 commercial tenants and measures approximately 4,500 sq. ft and includes a mezzanine first floor.

LAND

The land wraps around the property to the North and comprises a single block of pasture land amounting to approximately 48.4 acres (19.58 ha), split into 5 separate fields. The land is bounded by a mixture of hedgerow and treeline boundaries as is customary in this location and benefits from 2 points of access off the Clifton Hampden Road. Services are connected to two of the paddocks adjoining the farmstead. In addition to the grazing land, there are 3 blocks of deciduous woodland amounting to 7 acres (2.83 ha).

The land classification is a mixture of Grade 2 and Grade 3, being mostly suited to grass production for dairying or beef; some cereal production often for feed. The soil is slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.





METHOD OF SALE

The property is offered for sale by private treaty as a whole.

TENURE & POSSESSION

The majority of Marylands Farm is sold with freehold and vacant possession available upon completion. Purchasers should note that the commercial building is sold subject to existing occupations, both Tenants have been served notices with effect 30th June 2023. Lilac Cottage is currently subject to an Assured Shorthold Tenancy albeit the Tenant has been served a notice to quit with vacant possession expected in early February 2023.

Further details on all occupational arrangements available upon request.

BASIC PAYMENT SCHEME

Basic Payment Scheme entitlements for the claimable area are included in the sale.

ENVIRONMENTAL SCHEMES

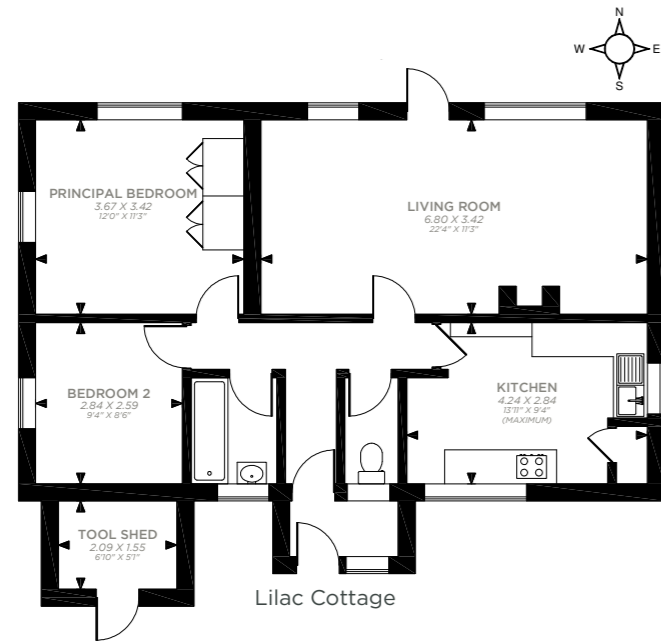
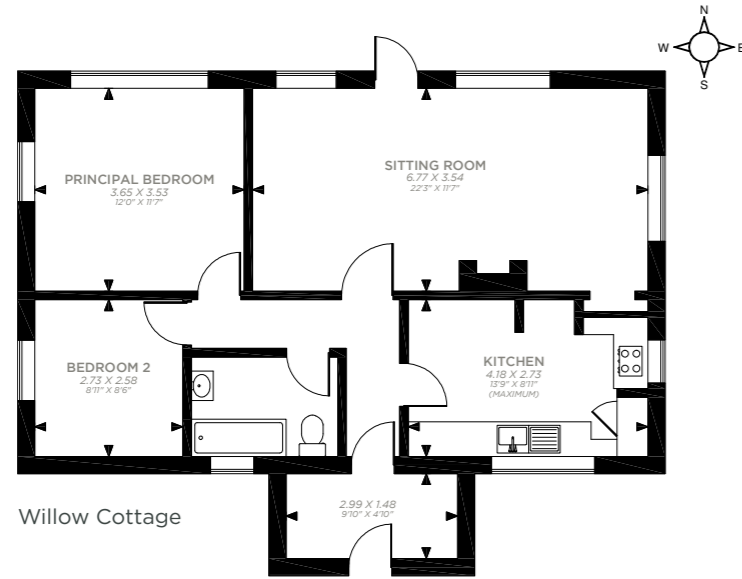
The property is not included within any environmental schemes.

PLANNING

Both Willow Cottage and Lilac Cottage are sold subject to agricultural occupancy conditions. Given historic occupations a Certificate of Lawful Use and Development (CLEUD) application has been submitted to the Local Planning Authority (LPA) to regularise their future occupation.

LISTING STATUS

Marylands Farmhouse is Grade II Listed.



FLOOR PLAN MAIN HOUSE

MARYLANDS FARM HOUSE
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Main House: 4093 sq ft (380 sq m)
Flat: 715 sq ft (66 sq m)
Pool House: 520 sq ft (66 sq m)

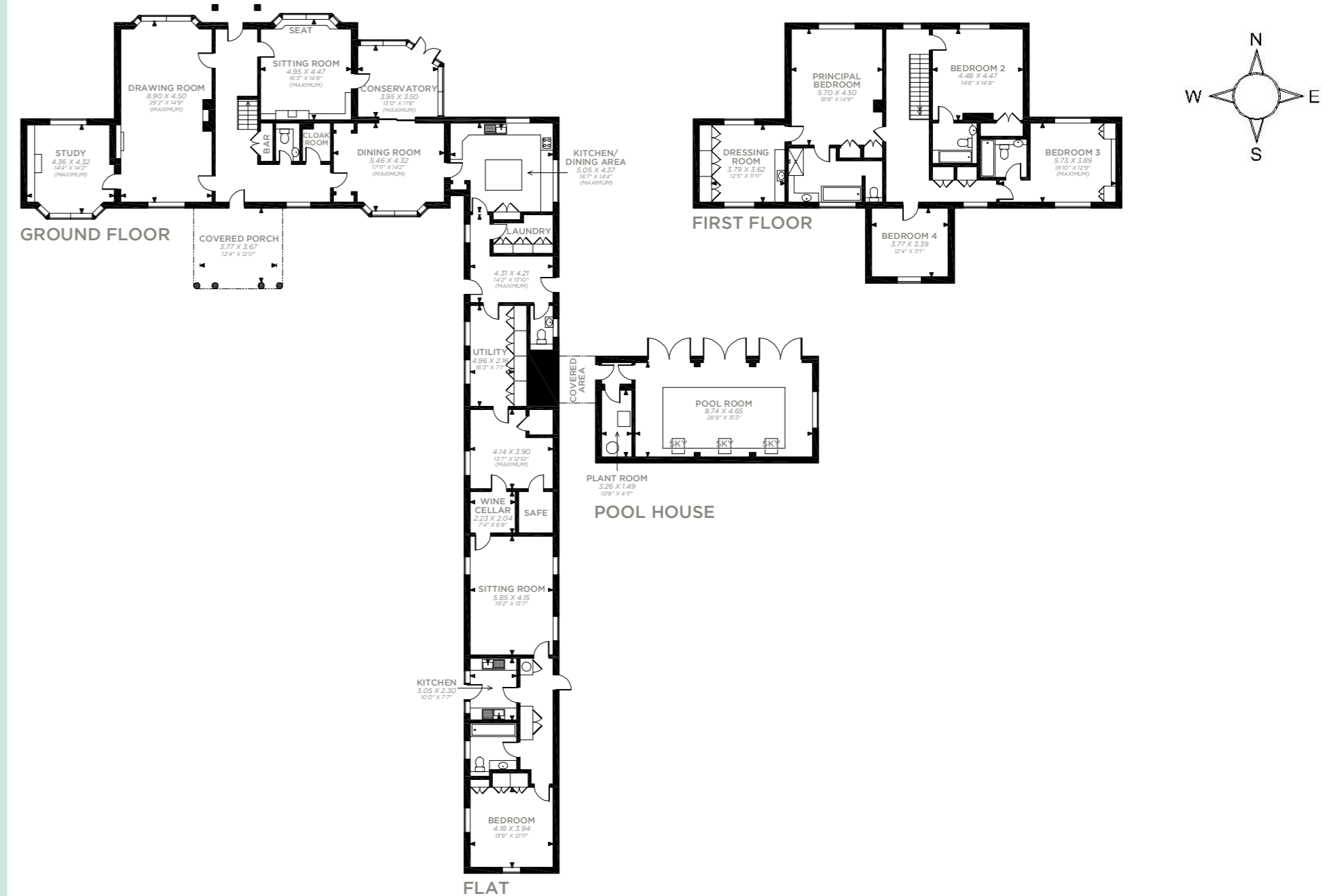
FLOOR PLAN COTTAGES

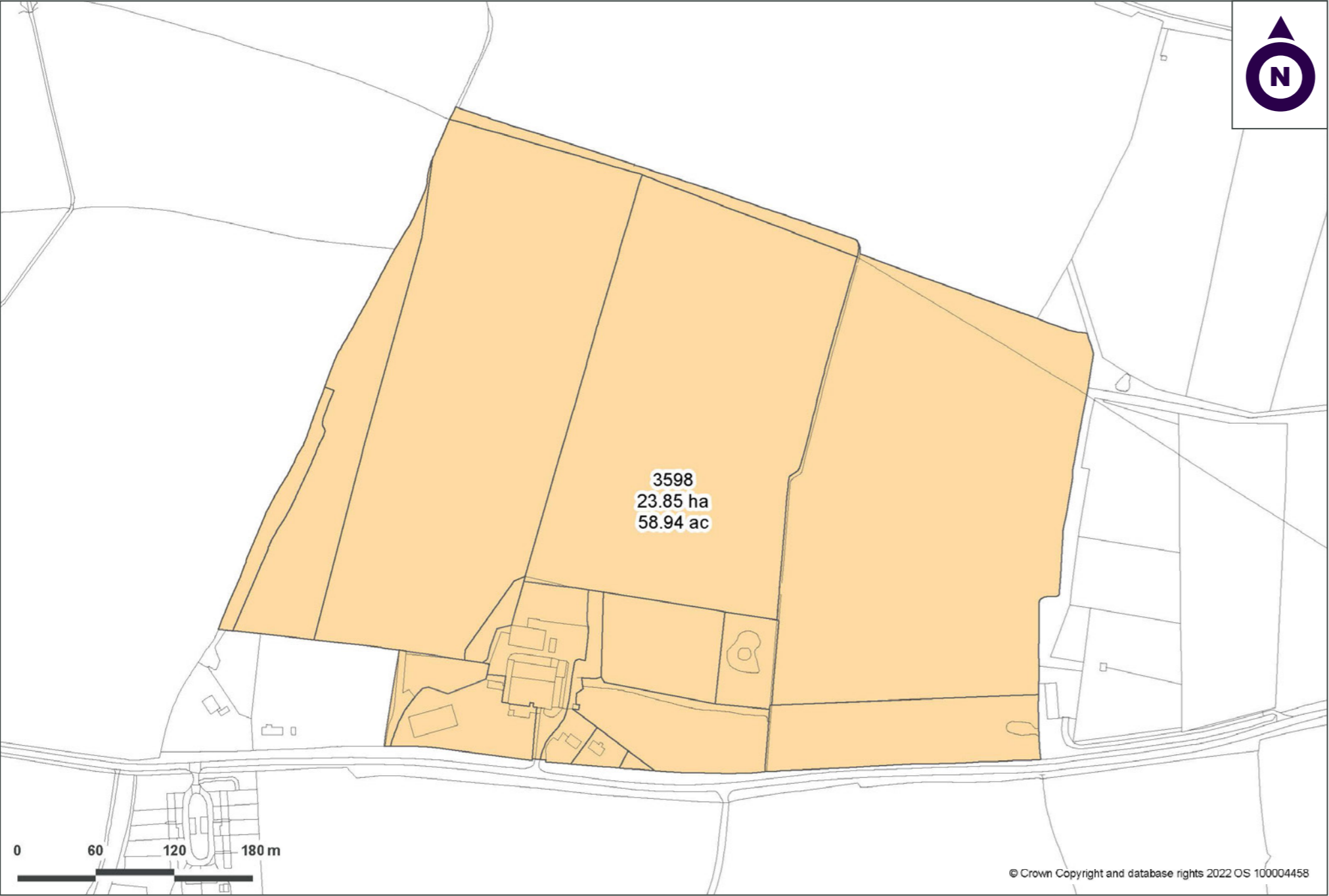
MARYLANDS FARM COTTAGES
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Willow Cottage: 795 sq ft (74 sq m)

Lilac Cottage: 770 sq ft (72 sq m)
Tool Shed: 35 sq ft (3 sq m)

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.





DESIGNATIONS

The property is located within the Greenbelt.

SERVICES

Farmhouse: Mains water and electricity, oil fired heating and private drainage.

Cottages: Mains water and electricity, electric boiler and private drainage.

Yard and Building: Mains water and electricity.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not.

A wayleave crosses the property from the south eastern boundary and runs in a westerly direction to towards the house.

HEALTH & SAFETY

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any lot or part of the property or entitlements become a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

SPORTING TIMBER & MINERAL RIGHTS

Sporting and timber and mineral rights are included in the sale where available.

EPC RATINGS

Marylands Farmhouse: E

Garden Flat: F

Lilac Cottage: E

Willow Cottage: F

LOCAL AUTHORITIES

South Oxfordshire District Council

www.southoxon.gov.uk

VIEWINGS

All viewings of the property are strictly by appointment only and to be accompanied by the selling agent.

DIRECTIONS

From Oxford

Take the A40 London Road east to the Headington roundabout. At the roundabout take the 3rd exit on the Eastern By-Pass Road and continue for 2.3 miles. At the next roundabout take the first exit onto the Garsington Road/B480 and continue along the road for 4 miles until you reach the village of Chiselhampton. At the Coach and Horses Inn, take a right turn onto the Clifton Hampden Road/B4015 and continue along the road for 0.62 miles, the property can be found on the right.



/// plankton.drill.lunch



OXFORD

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NATIONAL RURAL AGENCY

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IMPORTANT INFORMATION

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