



CUBLINGTON ROAD, ASTON ABBOTTS, AYLESBURY HP22 4RU

Hamptons

THE HOME EXPERTS



An outstanding equestrian opportunity with picturesque views

Cublington Road, Aston Abbots, Aylesbury HP22 4RU

Freehold

An exciting equestrian opportunity with incredible facilities for both professionals and amateurs, on a 52-acre plot including an exceptional six-bedroom family house and annexe

- **Six-bedroom family house with indoor swimming pool**
- **Mature gardens, garaging and parking**
- **Equestrian facilities including two-bedroom annexe**
- **60x40 metre all-weather arena**
- **Stunning countryside views**
- **Exceptional privacy**

Features

Sitting Room, Dining Room, Study, Kitchen/Breakfast Room, Store Room, Second Kitchen, Library, Six Double Bedrooms, Dressing Room, Five Bath/Shower Rooms, Cloakrooms, Boiler Room, Private Driveway Parking, Triple Garage, Gym, Indoor Swimming Pool, Tennis Court, Cellar/Gun Room, Kennels, Landscaped Gardens, Total of Approx. 9254 Sq Ft

Annexe: Two Double Bedrooms, Shower Room, Open Plan Kitchen/Dining Room/Sitting Room

Equestrian Facilities: 16 Stables, Solarium, Tack Room, Rug Room, Feed Room, Wash Bay, Store Room, Horse Walker, Garage Workshop, Kennels, Office, Cloakroom, Post and Rail Paddocks with Two Field Shelters, Lorry Parking, 60x40m All-Weather Arena, Circa 52 acres of year-round turnout

The Property

Badgers Oak Farm is an exceptional rural residence with the added benefit of professional equestrian facilities on site, affording excellent privacy and security. The property enjoys an idyllic and very private setting within lovely countryside which is home to an abundance of wildlife, including birds of prey, deer and hares. The grounds extend to about 52 acres, with magnificent 180-degree views over the Aylesbury Vale and towards Stokenchurch and Waddesdon Manor, with the nearest neighbour being half a mile distant. There is good hacking on the doorstep, access to the bridleway network and the property is in close proximity to popular equestrian venues including Cherwell Equestrian Centre, Addington Equestrian and Bury Farm. In addition to the equestrian facilities there is a stunning, high-specification family house complete with all the modern conveniences, plus beautiful gardens and leisure facilities including a tennis court and indoor swimming pool.



Interior

The six-bedroom, red brick residence is a highlight in its own right, offering more than 9000 sq ft of immaculately presented accommodation. The property was built circa 2000 and appointed to a very high standard to create a warm, comfortable and inviting house, featuring all the modern conveniences including an externally monitored camera and security system, fibre optic broadband, underfloor heating and air conditioning. The interiors are presented in a traditional, country manner well suited to the surroundings, with the welcoming farmhouse-style kitchen serving as the heart of the family house and warmed by an AGA, while the two main receptions boast a large woodburner and an open fire. Most notable is the indoor swimming pool, built by Lincoln Pools in 2008 that is fully ventilated and heated with back up from the oil system if required, to ensure year-round use. The accommodation is well thought out and arranged to offer maximum versatility, with three generous reception rooms on the ground floor and six bedrooms (all en suite) upstairs.



Grounds

Badgers Oak Farm has most recently been used as a stud and is fantastically well equipped, making it suited as a professional equestrian establishment such as youngstock/bloodstock, breaking and training, a professional rider or keen amateur, or equally as an income generator to be run as a full/sales/competition livery yard (depending on terms of use). As well as being close to a number of international competition venues, gallops and water treadmills, the facilities are second to none. This includes fourteen looseboxes and a foaling box in an airy, L-shaped stable block; wash bay with wall heaters and hot and cold water; a fully rubber-matted vet box with FMBS four-bar solarium; a 60x40m floodlit all-weather outdoor arena with waxed sand and rubber fibre surface; a Claydon horse walker; heated office/staff room; a fully fitted tack room; rug room with heated drying rails; heated cloakroom; heated kennels with automatic water drinkers and separate feed room; significant hard standing and lorry parking; log store and equipment shed; and secondary accommodation built by Scotts of Thrapston that could be used for groom staff or working pupils. The grounds amount to about 52 acres including well-drained, well maintained old turf pasture suitable for year-round turnout, which is mostly post and railed and mains electrified, and includes mains water-supplied troughs to all fields and two freestanding double field shelters. All of the grazing is visible from the house, yard and driveway. There is also planning permission granted for a 20x40m barn which could be used for forage, an indoor school or further stabling within an American-style system. The yard and stables are also covered by a fully remote access, standalone security system including alarm and CCTV.





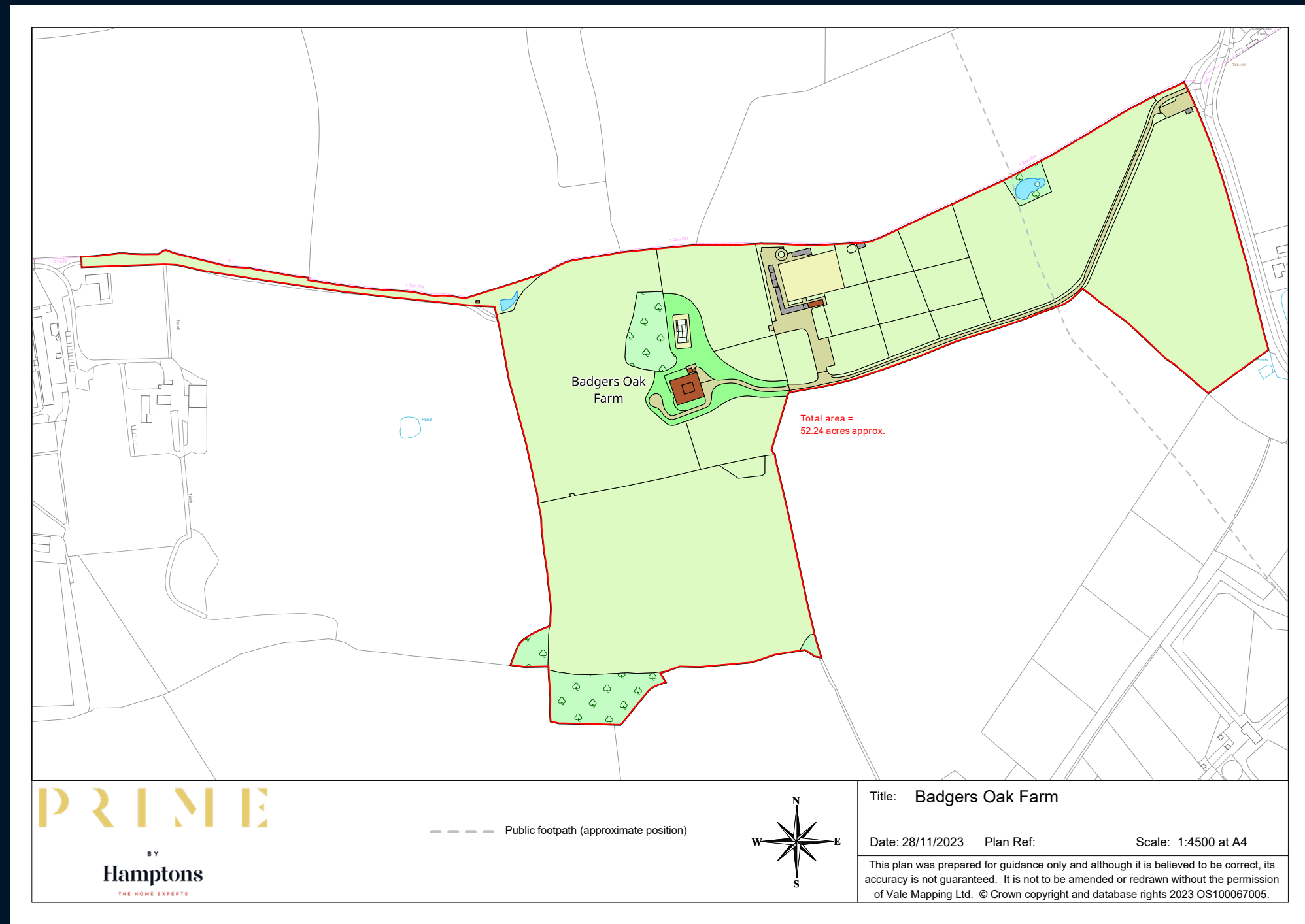
The property also includes landscaped gardens to the front, accessed via a sweeping half-mile drive which leads up through the paddocks to an extensive driveway and parking front and back, where there is an electric car charger, triple garage, fully-equipped gym and tennis court, built and maintained annually by En Tout Cas. The grounds also include a truffle orchard of hazel saplings, which are intended to produce a truffle crop, an impressive water feature and a seating area for outdoor entertaining, with easily maintained gardens laid to lawns and mature planting. Security is of the utmost importance, including an electric gated entrance with keypad and remote access options, lighting and CCTV, plus a perimeter security system which can also be accessed remotely.

Situation

Aston Abbots is a charming village situated between Aylesbury and Leighton Buzzard, with amenities locally in the historic village of Whitchurch (4 miles) including a farm shop, a butcher and a hairdresser. The area is well served by local primary and prep schools such as the independent Swanbourne House, Ashfold, Aylesbury Grammar and Sir Henry Floyd Grammar schools and the state primary school, Whitchurch Combined School. Nearby private senior schools include Stowe, Swanbourne, King Edwards, Beachampton, Bedford and Bedford Girls schools, Ashfold and Berkhamsted School. Milton Keynes (19 miles distant) and the county town of Aylesbury (7 miles distant) offer attractions such as the Waterside Theatre whilst Waddesdon Manor (10.8 miles distant), is a magnificent former Rothschild residence currently owned by The National Trust.







The area has many excellent golf courses, including Woburn and The Oxfordshire, while there are a number of Michelin-guide restaurants within 30 minutes' drive. Commuter connections to London Euston and Marylebone are provided from Leighton Buzzard (5 miles, 31 minutes, fast train) and Aylesbury (58 minutes, fast train) respectively. There is also good road access to London and the motorway network via the A41, M40, M25 and M1 and Luton and Heathrow Airports are both within an hour's drive.

Local Authority

Aylesbury Vale Council – Council Tax Band H

Services

Mains water and electricity are supplied to the property. Private drainage. Solar panels.
Main house: oil-fired central heating.
Annexe: LPG

Tenure

Freehold



The Prime team would be delighted to show you around this property.

Prime

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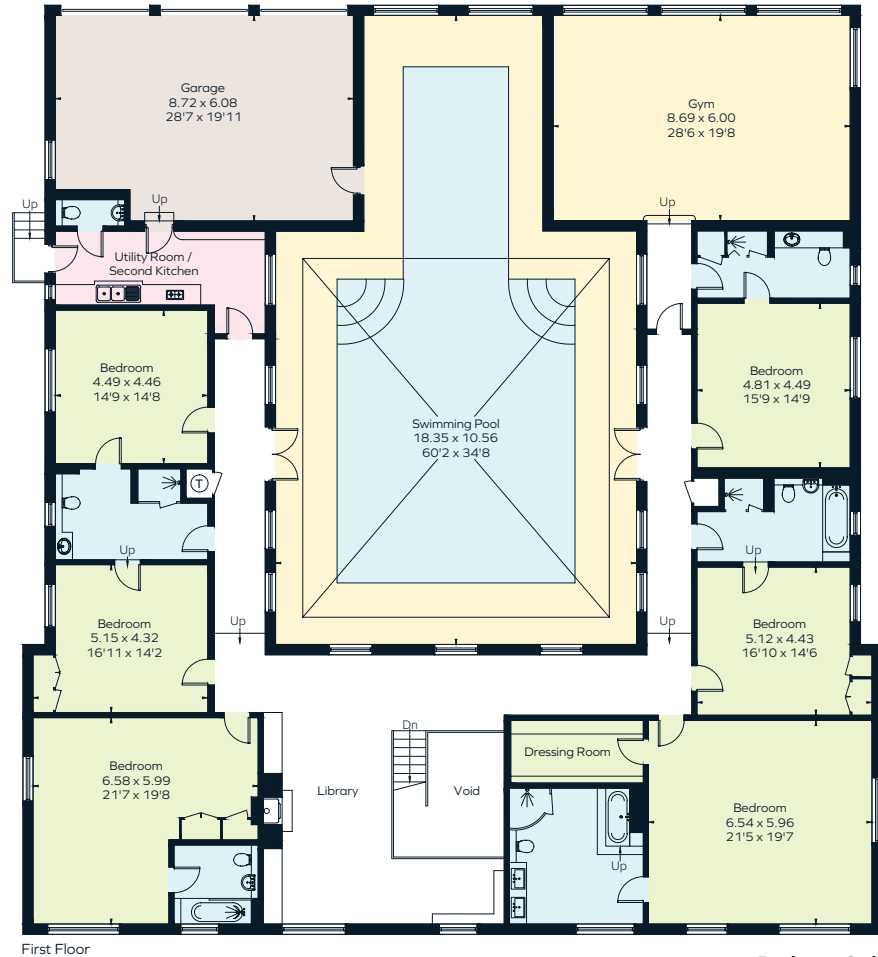
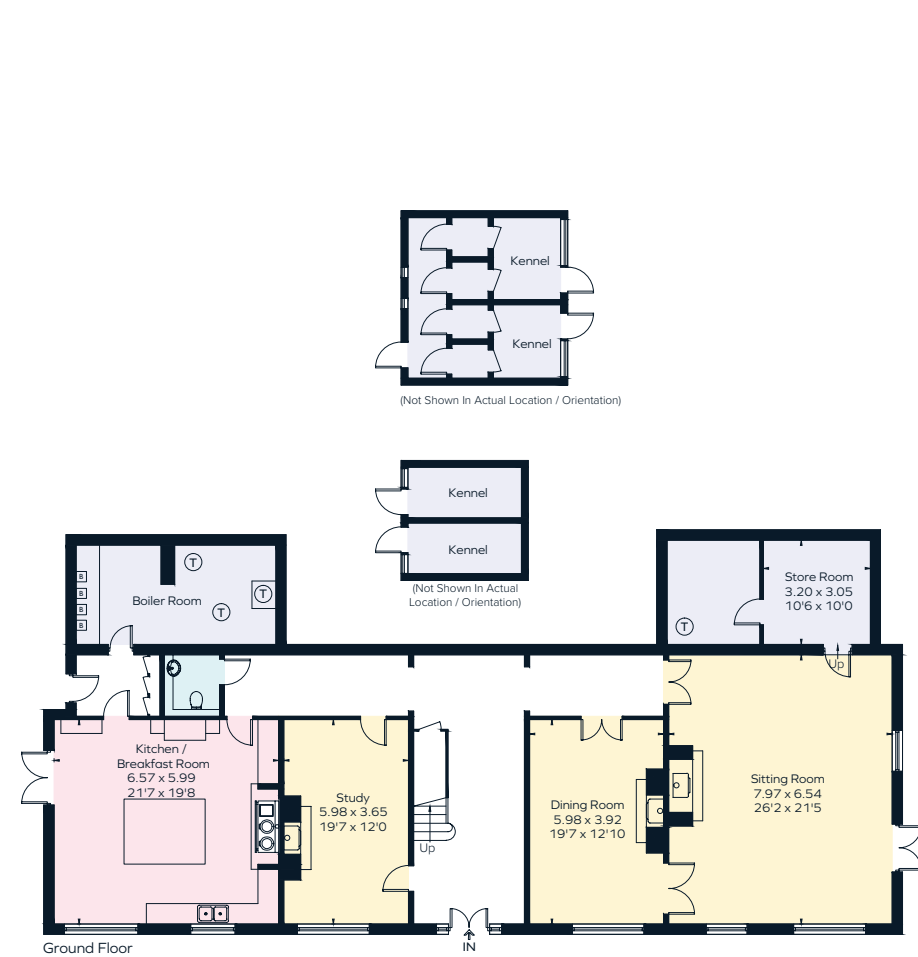
Great Missenden

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Approximate Area = 859.4 sq m / 9250 sq ft (Excluding Void)
 Kennel = 31 sq m / 334 sq ft
 Total = 890.4 sq m / 9584 sq ft



Badgers Oak Farm

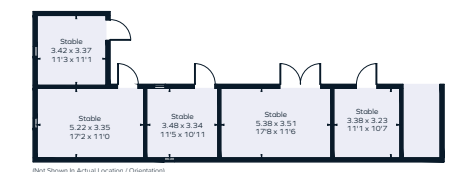
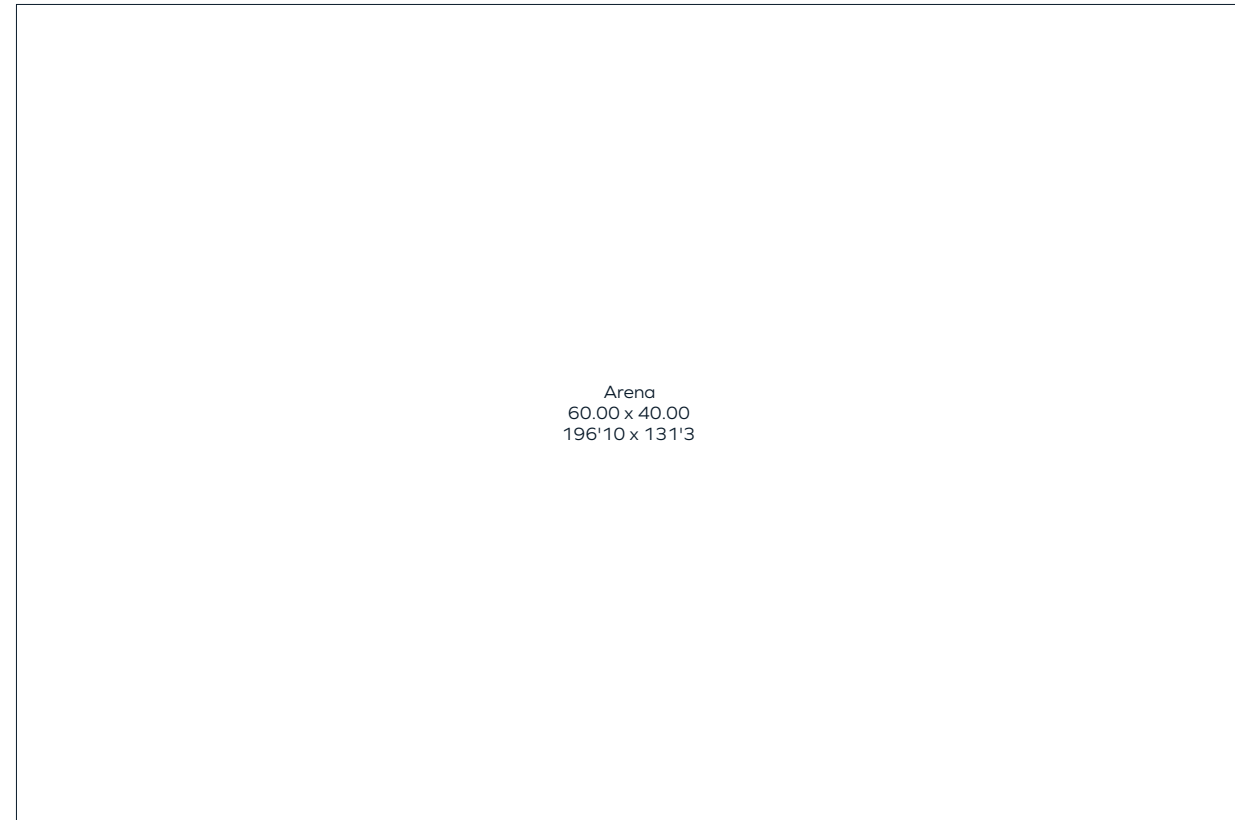
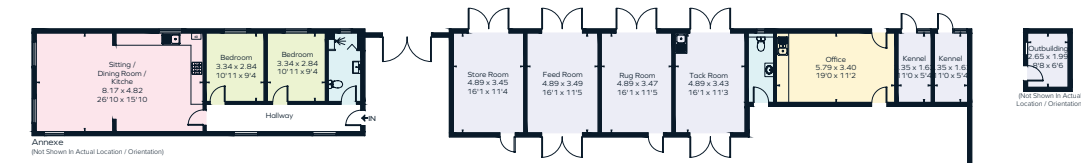
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include

cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Outbuildings = 406.1 sq m / 4371 sq ft (Excluding Horse Walker)



Annexe

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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