

THE BEECH FARM ESTATE



WOODCOTE | OXFORDSHIRE



'A compact country estate in a sought-after location with attractive land and huge potential'

THE BEECH FARM ESTATE

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*Woodcote – 1 mile • Henley – 12 miles • Reading – 10 miles (London Paddington from 24 minutes) • Heathrow Airport – 34 miles
High Wycombe – 24 miles • Oxford – 20 miles • Central London – 47 miles
(Distances and times are approximate)*

LOT 1 - BEECH HOUSE

Reception Hall • Drawing Room • Sitting Room • Dining Room • 2 Studies • Kitchen/Breakfast Room • Billiard Room • Wine Store
Principal Bedroom with Dressing Room and Ensuite Bathroom • 2 Bedroom Suites • 2 Further Bedrooms • 1 Bathroom
Pair of 3 Bedroom Cottages • Garden Stores • Stabling • Barns with potential • Kitchen Garden and Greenhouse
Expansive Lawned Gardens • Arable Land • Woodland • Pasture Land

Totalling approximately 94.10 acres

LOT 2

Arable Land • Woodland • Pasture Land

Totalling approximately 83.46 acres

LOT 3

Arable Land • Woodland

Totalling approximately 84.83 acres

LOT 4

Development Potential • Barns • Arable Land • Pasture Land

Totalling approximately 6.43 acres

**In all about 268.82 acres
For sale as a whole or in 4 Lots**



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

SITUATION

Accessed via a tree lined drive, Beech Farm is a private and peaceful family home in a sought after location.

The area is well served by road and rail links with easy access via the M4 and M40 to the national motorway network and central London. There is a train service from the

nearby Goring & Streatley, Reading taking about 25 minutes to London Paddington and High Wycombe to London Marylebone taking about 34 minutes.

There are an excellent range of independent schools in the area, including Ludgrove, Wycombe Abbey, Wellington College,

Bradfield College, Eton, Queen Anne's School and The Oratory

Racing at Ascot and Windsor. Polo is at Guards Polo Club and the Royal County of Berkshire Polo Club.

Local fine dining can be found at the Fat Duck at Bray, L'Ortolan at Shinfield, The

French Horn in Sonning, The Royal Oak at Paley Street, The Compleat Angler at Marlow, Le Manoir aux Quat'Saisons at Great Milton.





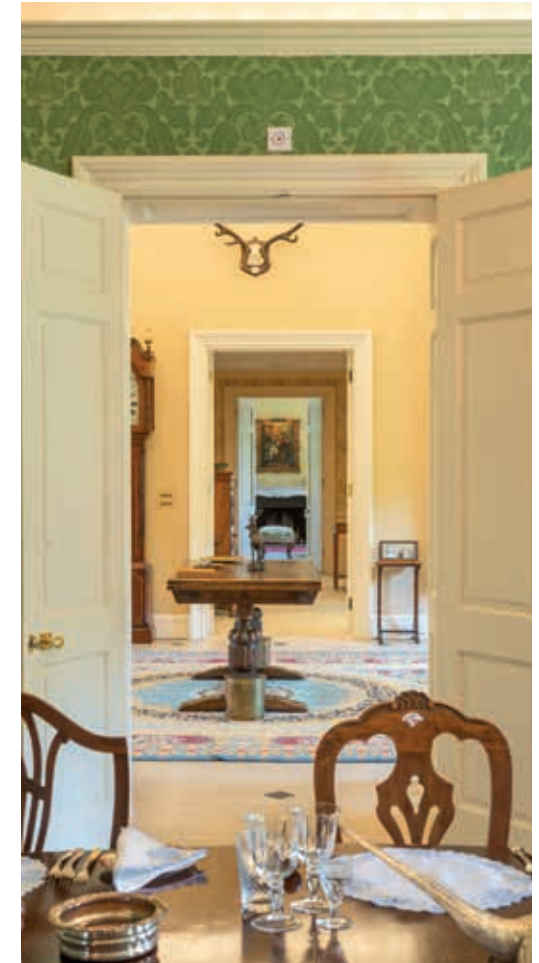
LOT 1 - BEECH HOUSE

Beech Farm has a wonderful combination of the relaxed family farmhouse along with some fine high ceiling rooms making it an ideal house for both family life and large scale entertaining.

The principal house is extremely comfortable with excellent reception rooms and beautiful gardens with impressive views. The light family living spaces overlook

beautifully manicured gardens with established flowerbeds and an immaculate croquet lawn.





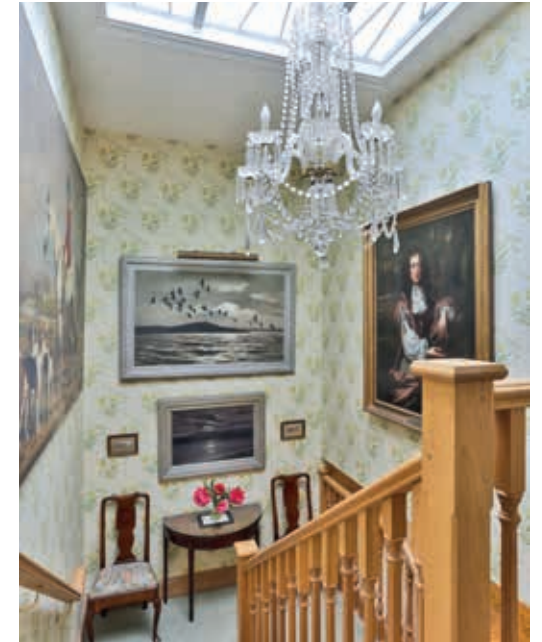
The grand entrance hall provides access into the drawing room and sitting room, of which have dual access to the gardens. The dining room is positioned between the entrance hall and the kitchen, with access from the Butler's Pantry as well as the entrance hall which makes it the perfect entertaining space. There are two well-proportioned studies accessed off the grand staircase hall along with a downstairs loo. All of these rooms enjoy excellent views over the gardens. To the rear of the house is a large kitchen/breakfast room, utility, pantries, laundry/boiler room, staff room and two further downstairs loos. There is also large billiard room, wine store and store rooms on the lower ground floor.



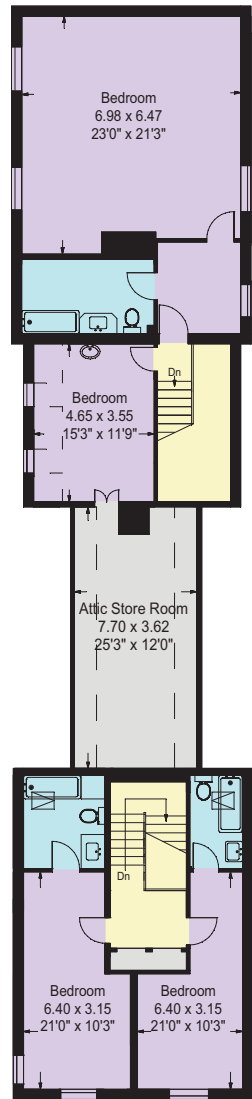




There are 5 well sized bedrooms, 3 of which are en-suite and the master bedroom benefits from a large walk-in dressing room. There is also a family bathroom serving two bedrooms.



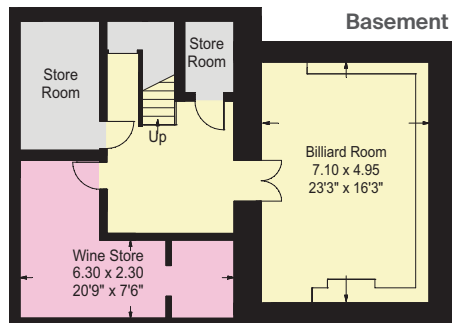
FLOOR PLANS



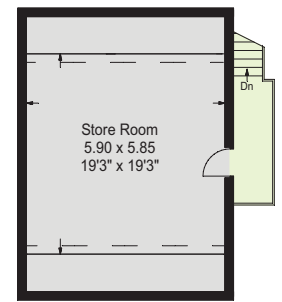
First Floor



Ground Floor



Basement



First Floor

Approximate Gross Internal Floor Area:
Beech House - 755 sq m / 8,127 sq ft
For identification only, not to scale.

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage



GARDEN AND GROUNDS

The grounds around Beech Farm offer a wonderful setting for family living and entertaining. The house is positioned with

spectacular views over immaculate lawns, herbaceous borders and on the fields below. There is an orchard, vegetable garden and

beautiful kitchen garden with a water feature accessed from the majority of the ground floor principal rooms.







*'A wonderful setting for family
living and entertaining.'*



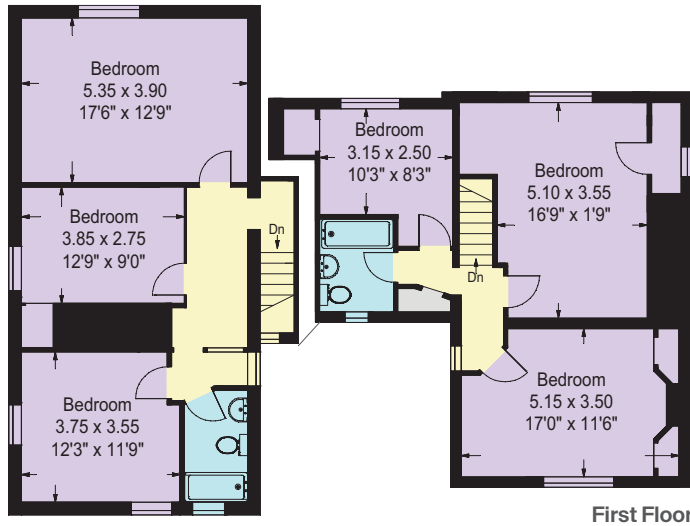




ADDITIONAL PROPERTIES

There are two charming 3 bedroom semi-detached Grade II listed cottages to the rear of the farmhouse providing further

accommodation and potential for income. One of these is currently lived in by the gardener.



First Floor

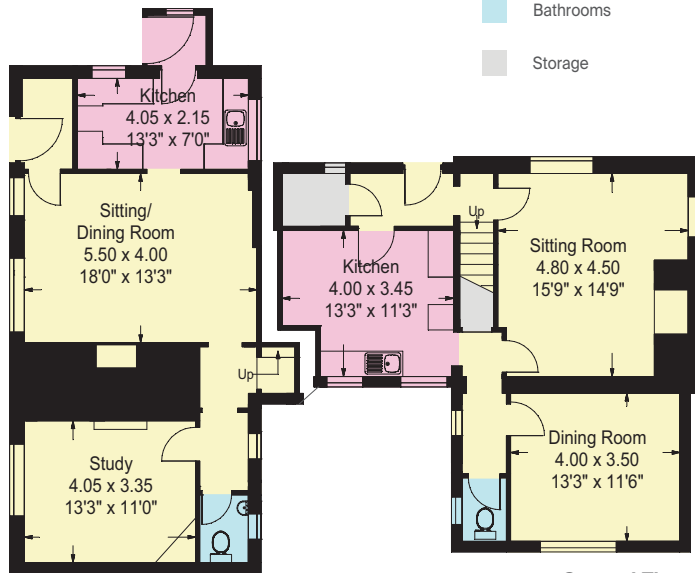
Approximate Gross Internal Floor Area:

Cottage 1 - 130 sq m / 1,399 sq ft
Cottage 2 - 128 sq m / 1,378 sq ft

For identification only, not to scale.



- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage



Ground Floor



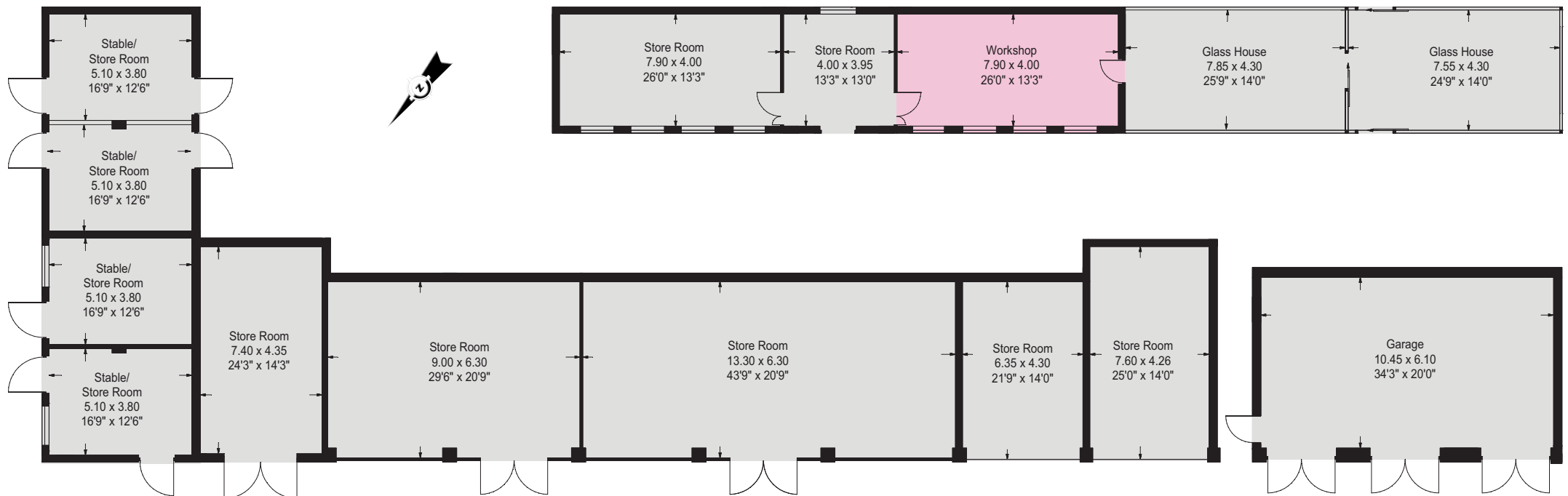


FARM BUILDINGS

The farm buildings are located to the east of the farmhouse with a grand barn which is currently used for storage but has great potential to be used as a party barn or part of a greater extension to the principal house, subject to planning permission.

Approximate Gross Internal Floor Area:
 Outbuildings - 532 sq m / 5 727 sq ft
For identification only, not to scale.

- Kitchen/Workshop/Utility/Plant
- Storage



LAND AND WOODLAND

Beech Farm has been beautifully maintained by the owners and lot one extends to just over 94 acres. The attractive land benefits from a mix of mature woodland, arable and pasture. The current owner run a shoot over the whole estate in conjunction with the neighbouring estate, Elvendon Priory.





LOT 2

Lot 2 comprises a 25 acre block of mature woodland and 58.40 acres of arable land as well as pasture which totals approximately 83.46 acres.



LOT 3

Lot 3 comprises a 38 acre block of mature woodland and 47 acres of arable land as well as pasture which totals approximately 84.83 acres.









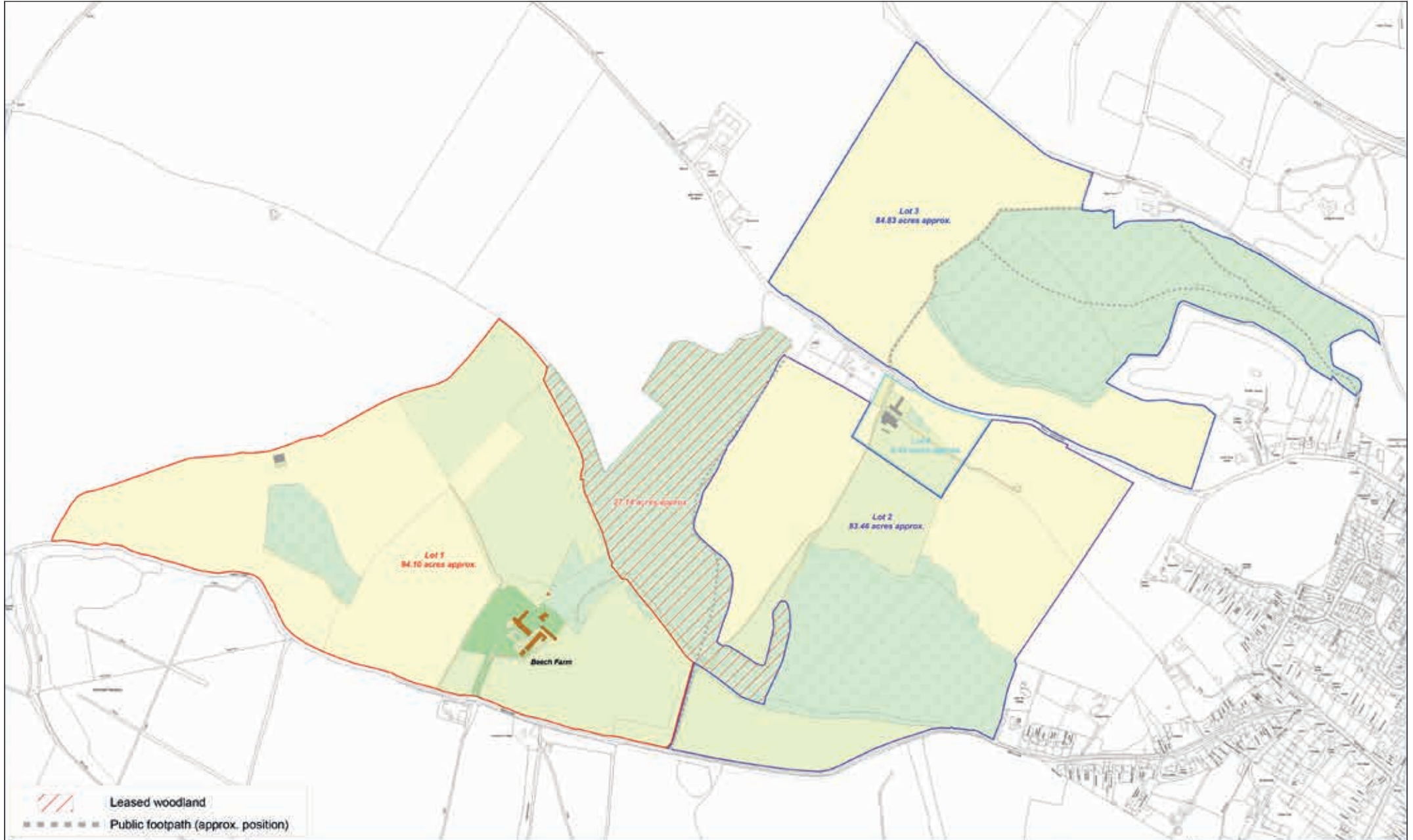
LOT 4

Within this Lot there is a collection of farm buildings which lie to the north east of Beech farm. These buildings have potential

for development, subject to planning permission. There is also 6.14 acres of arable and pasture land.



BOUNDARY PLAN



Knight Frank Mapping
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 Lambourne Road,
 Newbury RG20 8BL
 (t) 01488 88508
 (e) mapping@knightfrank.com



Land Use:	
	Field
	Arable
	Game Cover
	Woodland
	Parkland
	Vegetable / Misc
	Water
	Orchard
	Heathland
	Rocks / Boulder
	Building (Residential)
	Building / Structure (Agricultural)
	Garage
	Road / Track



Date: 15.07.21
 Drawn by: CW/MM
 Scale: 1:6000 @ A3

Title: **Beech Farm**

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GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale freehold as a whole or in 4 lots with vacant possession by private treaty.

BASIC PAYMENT SCHEME

The vendors will use their reasonable endeavours to transfer the Basic Payment Scheme entitlements to the purchaser. The current years entitlements are reserved for the vendor.

SPORTING, TIMBER AND MINERAL RIGHTS

The Sporting, Timber and Mineral Rights are included in the freehold sale.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered for sale subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. 3 public footpaths cross the land.

LEASED WOODLAND

The shooting rights on an adjacent woodland have been rented annually, shown hatched red on the boundary plan.

The owners of this woodland would be happy to discuss possible future arrangements with the new owner of Beech Farm.

SERVICES

Private water, gas heating, private drainage.

FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden statuary, garden machinery and agricultural machinery.

EPC

Rating = E.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

POSTCODE

RG8 0QB.

VIEWINGS

All viewings are strictly by appointment with the vendor's agents.

IMPORTANT NOTICE

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