

# Fieldside Farm, Quainton, Buckinghamshire

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A charming Georgian farmhouse, with a substantial number of business units creating significant income.

## Summary of accommodation

### Main House

**Ground floor:** Entrance hall | Drawing room | Sitting room  
Dining room | Kitchen/breakfast room | Utility room  
Two WCs

**First floor:** Principal bedroom with en suite bathroom  
Three further bedrooms | Family shower room

### Garden and Grounds

Six stables | Tack room | Tractor shed | Two car ports  
Garden store

### Business Park (subject to VAT upon a sale)

19 commercial units (the majority of which are currently rented)  
A breakdown of income generation and tenures can be found on the floorplan page

**In all about 138.58 acres**



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## Situation

Fieldside Farm is located only 1.5 miles to the west of the charming village of Quainton, which is 3 miles north of the A41. The village is home to a church, a pub (The George & Dragon), village shop and a café. There are also tennis courts at Quainton Tennis Club. The village is made up of a mixture of traditional houses and modern homes in the centre. Regarding schooling, the village lies within the catchment area of the highly regarded Waddesdon secondary school. There is also a wide selection of secondary schools within close proximity, including Aylesbury Grammar School and Aylesbury High School both classified as excellent by Ofsted. Stowe school and Wycombe Abbey are approximately 16 miles and 23 miles respectively.

Further shops and recreational facilities can be found in the county town of Aylesbury and other nearby amenities include The National Trust Park, Bicester village, Waddesdon Manor and The Waterside Theatre to name a few. Fieldside Farm offers excellent connectivity to neighbouring towns and London, with junction 9 of the M40 approximately 14 miles away and direct trains from both Aylesbury and Leighton Buzzard to London from 30 minutes.

## Distances

Quainton 1.5 miles, Aylesbury 8 miles, Leighton Buzzard 15 miles (trains to London Euston from 30 minutes), Oxford 26 miles (trains to London Paddington from 49 minutes), Central London 53 miles. (Distances and times approximate)



## Fieldside Farm

Fieldside Farm is a charming unlisted Georgian house positioned at the heart of the farm and surrounding fields, enjoying far reaching views over its own land. As you enter the house, there is a large reception hallway with wood strip flooring. The ground floor includes several reception rooms, all of a good size including a sizeable drawing room with a large open fireplace and French doors leading out the south facing garden. Also, off the hallway is a sitting room with wood burner and doors leading out to a terrace area. At the rear of the house is an endearing sunken kitchen with an exposed beam ceiling and separate breakfast room with a seating area.

On the first floor, there are four bedrooms and a family bathroom. The principal bedroom has good proportions and an en suite bathroom.





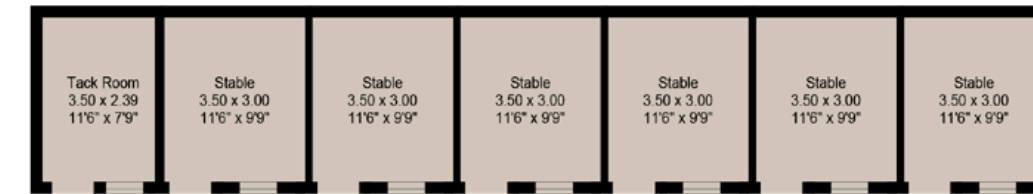
**Approximate Gross Internal Floor Area**

House: 233 sqm / 2,508 sqft

Stables: 75 sqm or 807 sqft

Storage building: 85 sqm / 915 sqft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.







## Garden and Grounds

The farm is approached via a long tree lined driveway and totals approximately 138.58 acres, including a majority of pasture land and small copses of woodland and ponds. All the fields have well maintained boundaries and several access points. The grass is cut for silage, with two to three cuts being taken in the summer months and it can be grazed. Most of the land is classified as Grade III and there is currently a farming subsidy of around £11,000 per annum.

In the immediate grounds, the house is surrounded by lawned gardens, herbaceous borders, mature trees and hedging. The south-facing lawned garden has a terrace and seating area. To the south of the house, there is a six-stall timber stable block with connecting tack room. Also, to the south of the house is a garage block with two sizeable storage sheds and two car ports.





## Commercial units

There are multiple sets of former agricultural buildings, which have all been converted into a number of commercial storage and small business units, now providing a substantial income stream. The first of the units are on the left-hand side of block, timber and corrugated roof construction. There are five lettable units in this block, with a small workshop and estate office also situated here.

The driveway bends round to the right-hand side, past the house and hedged garden and into a traditional style stable block yard. The courtyard encompasses seven converted storage units with a mixture of brick and block construction with corrugated roof.

Beyond the courtyard, further south are two large former grain stores and a cattle yard. The former grain stores are no longer used for agricultural purposes but could be converted back if needed. The two buildings have been split into a further seven units.

The building tenures, income and plans can be found at the back of the brochure.

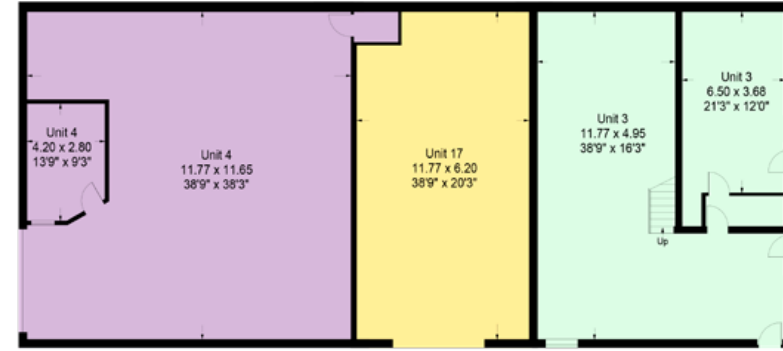




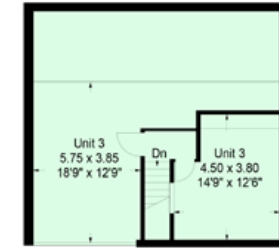
- Unit One - 496sq.m. / 5339sq.ft.
- Unit Two - 123sq.m. / 1324sq.ft.
- Unit Three - 177sq.m. / 1905sq.ft.
- Unit Four - 139sq.m. / 1496sq.ft.
- Unit Five - 447sq.m. / 4812sq.ft.
- Unit Six - 64sq.m. / 689sq.ft.
- Unit Seven - 85sq.m. / 915sq.ft.
- Unit Eight - 44sq.m. / 474sq.ft.
- Unit Nine - 106sq.m. / 1141sq.ft.
- Unit Ten - 47sq.m. / 506sq.ft.
- Unit Eleven - 22sq.m. / 237sq.ft.
- Unit Twelve - 49sq.m. / 527sq.ft.
- Unit Thirteen - 10sq.m. / 108sq.ft.
- Unit Fourteen - 32sq.m. / 345sq.ft.
- Unit Fifteen - 72sq.m. / 775sq.ft.
- Unit Sixteen - 105sq.m. / 1130sq.ft.
- Unit Seventeen - 71sq.m. / 764sq.ft.
- Unit Eighteen - 11sq.m. / 118sq.ft.
- Office - 10sq.m. / 108sq.ft.
- Storage - 15sq.m. / 162sq.ft.



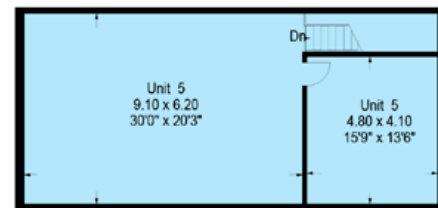
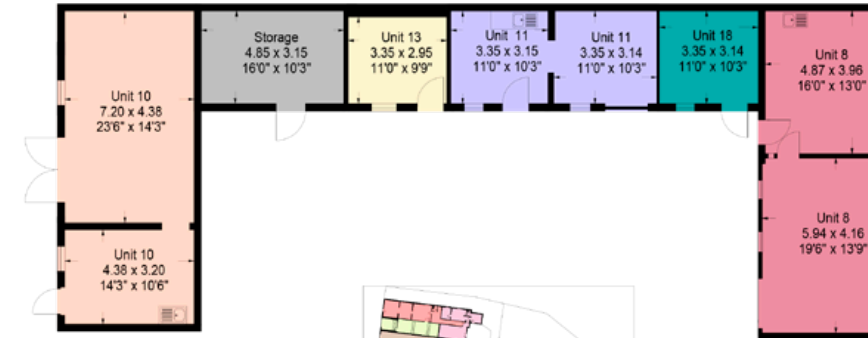
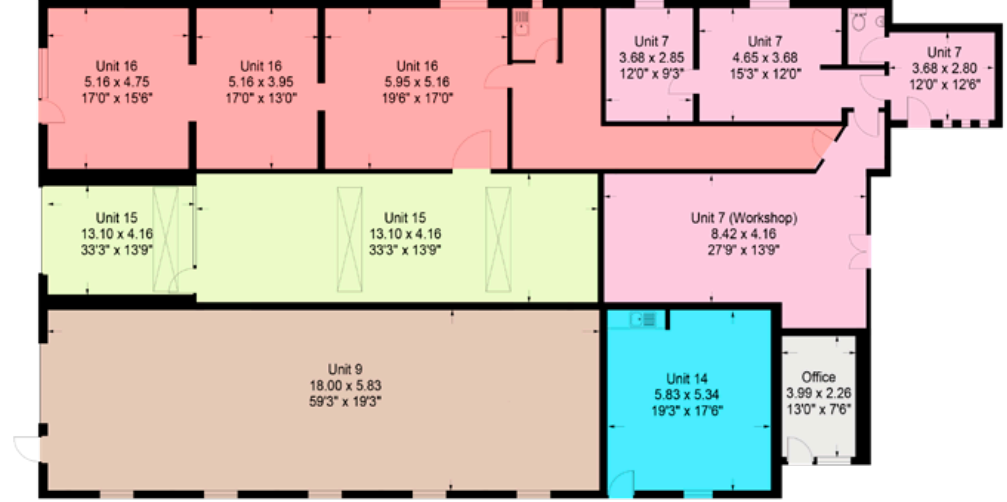
Ground Floor



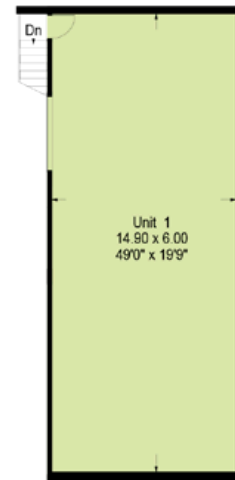
Ground Floor



First Floor



First Floor



First Floor



Unit	Income per annum	VAT	Gross
Unit 1	£16,320.00	£4,080.00	£20,400.00
Unit 2	£3,744.00	£936.00	£4,680.00
Unit 3	£5,200.03	£1,300.01	£6,500.04
Unit 4	£7,200.00	£1,800.00	£9,000.00
Unit 5	£6,864.00	£1,716.00	£8,580.00
Unit 6	£4,032.00	£1,008.00	£5,040.00
Unit 7	£4,560.00	£1,140.00	£5,700.00
Unit 8	£4,224.00	£1,056.00	£5,280.00
Unit 9	£5,760.00	£1,440.00	£7,200.00
Unit 10 & 12	£7,920.00	£1,980.00	£9,900.00
Unit 11	£2,544.00	£636.00	£3,180.00
Unit 13	£1,728.00	£432.00	£2,160.00
Unit 14	£3,456.00	£864.00	£4,320.00
Unit 15	£4,320.00	£1,080.00	£5,400.00
Unit 16	£4,320.00	£1,080.00	£5,400.00
Unit 17	£2,880.00	£720.00	£3,600.00
Unit 18	£2,080.03	£520.01	£2,600.04
Unit 19	£7,680.00	£1,920.00	£9,600.00
<b>Total</b>	<b>£94,832.06</b>	<b>£23,708.02</b>	<b>£118,540.08</b>







