

# Manor Farm, Great Kimble, Buckinghamshire

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## A small family estate with farmhouse, large entertaining barn, cottages and outstanding equestrian facilities including indoor manege and stabling.

### Summary of accommodation

#### Lot 1

##### Main House

Staircase hall | Drawing room | Kitchen/breakfast room  
Dining area | Sitting room | WC | Lift | Boot/utility room  
Cellars

Principal bedroom with en suite bathroom

Guest bedroom with en suite shower room

Two further en suite bedrooms

One further bedroom with en suite WC | Laundry room

##### Manor Farm Cottage

Three self-contained areas, each section with a  
Kitchen | Bathroom | Living area | Bedroom

##### Grade II listed Tithe Barn

Entertainment rooms, including a former swimming pool  
room (pool covered over)

##### Manor Farm Flats (1&2)

Each with Kitchen/living room space | Shower room  
Two bedrooms | Utility area

##### Garden and Grounds

Lawned gardens and grounds | Lake

**In all about 7.77 acres**

#### Lot 2

##### Equestrian Facilities

Extensive garaging | Indoor arena | Outdoor arena  
Horse walker | 18 stables | Water walk | Tack room  
Hay store | Solarium

Paddocks and fields with ancient scheduled monument

**In all about 24.17 acres**



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## Situation

Manor Farm is positioned on the edge of the popular village of Great Kimble, with its historic village church and convenient access to the Ridgeway and other Chiltern walks and bridlepaths. This extensive property is in an Area of Outstanding Natural Beauty and the nearby town of Princes Risborough offers a range of local shopping and recreational facilities, along with the mainline railway station giving access to London Marylebone in approximately 45 minutes.

The larger centres of High Wycombe and Thame are both approximately 7 miles away, offering a diverse selection of shopping and leisure activities, including the well-regarded Swan Theatre in High Wycombe. Junction 4 of the M40 is approximately 7 miles away, giving access to London, Heathrow, Oxford and the national motorway network.

Buckinghamshire is renowned for its schooling, which together with Oxford, offers an excellent range of independent and state schools for both boys and girls.

Within the fields of Manor Farm is an example of the area's ancient history in the moated site and medieval settlement remains, classified as a scheduled ancient monument.

## Distances

Princes Risborough 1.5 miles (Trains to London Marylebone approximately 45 minutes), Aylesbury 6.5 miles, Thame 7 miles, Stokenchurch 13 miles (M40 J5), High Wycombe 7 miles (M40 J4), London 45 miles, London Heathrow 33 miles. (Distances and times approximate)



## Lot 1

### Manor Farmhouse

A recently rebuilt farmhouse, dating from 2021, Manor Farmhouse is set at the head of a long drive and offers excellent family accommodation. With a combination of good reception rooms and five bedroom suites, the house is an ideal family home. The house is surrounded by lawned gardens and grounds extending to the surrounding fields, lake and woodland.



Approximate Gross Internal Floor Area

Cellar: 48 sq m / 518 sq ft

Ground Floor: 163 sq m / 1754 sq ft

First Floor: 160 sq m / 1,727 sq ft

Total: 371 sq m / 3,999 sq ft

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.



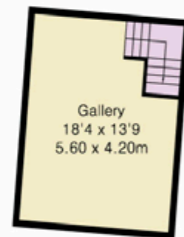
**Approximate Gross Internal Floor Area**

Ground Floor: 446 sq m / 4,796 sq ft

First Floor: 24 sq m / 253 sq ft

Total: 470 sq m / 5,049 sq ft

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First Floor



Ground Floor



### The Tithe Barn

The Grade II listed period Tithe Barn includes a large games room with mezzanine floor above, a former swimming pool room (pool covered over) and former changing rooms. An adjoining building comprises garaging for at least four cars and a workshop.

**Approximate Gross Internal Floor Area**

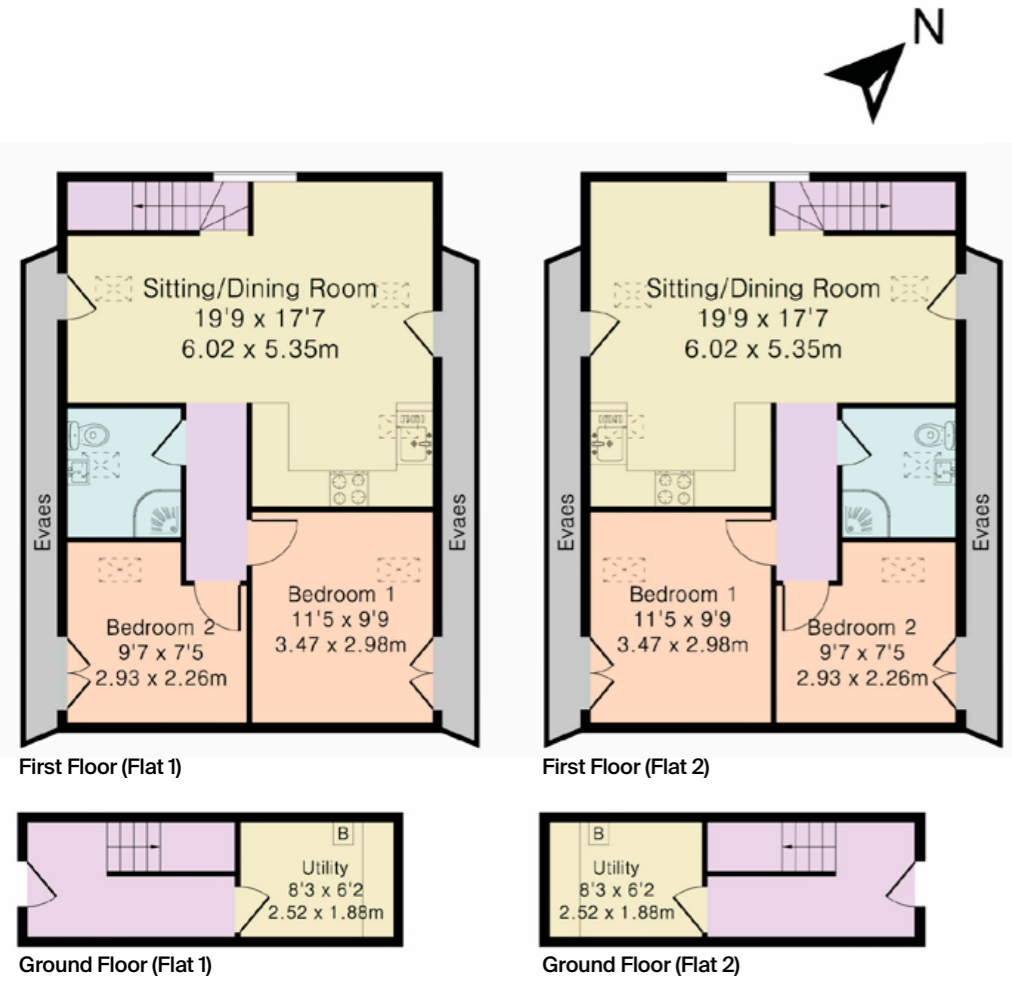
Ground Floor (Flat 1): 11 sq m / 122 sq ft

First Floor (Flat 1): 54 sq m / 577 sq ft

Ground Floor (Flat 2): 11 sq m / 122 sq ft

First Floor (Flat 2): 54 sq m / 577 sq ft

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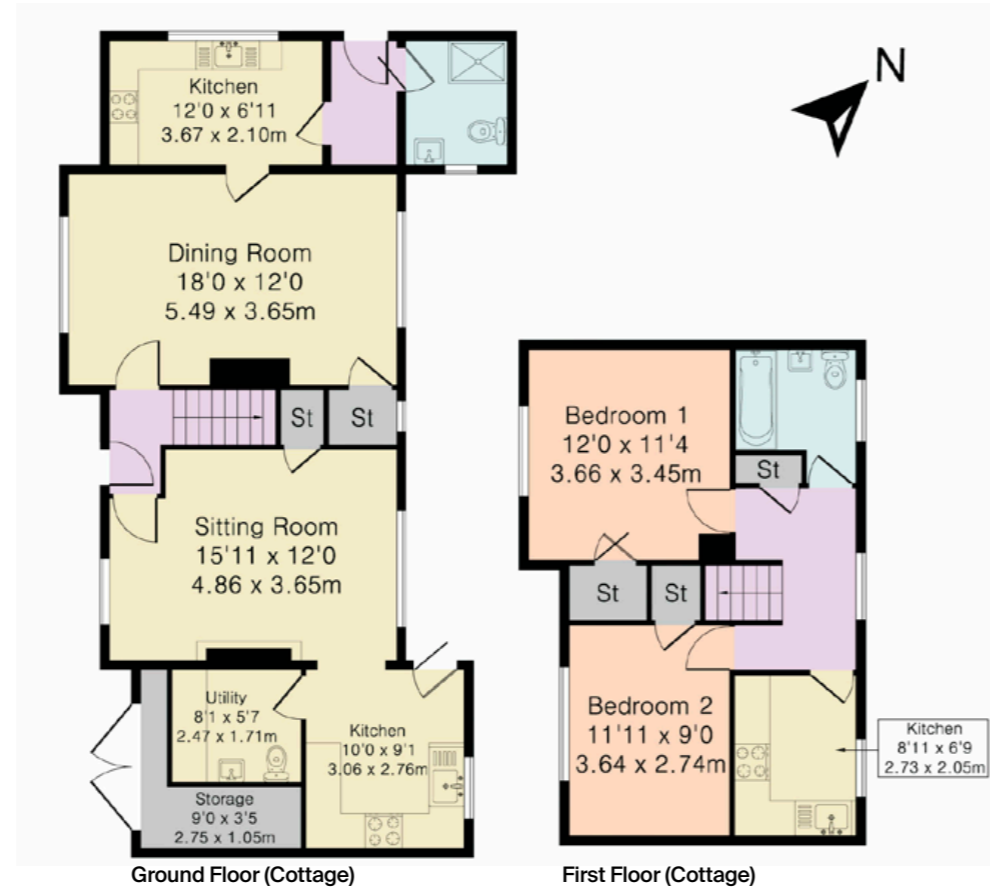
**Approximate Gross Internal Floor Area**

Ground Floor (Cottage): 77 sq m / 826 sq ft

First Floor (Cottage): 77 sq m / 470 sq ft

Total: 121 sq m / 1,096 sq ft

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**Manor Farm Cottage**

Positioned on the main driveway, Manor Farm Cottage is presently divided into three units (see enclosed floorplans) but could easily be converted back to a three bedroom cottage.

**Manor Farm Flats 1 and 2**

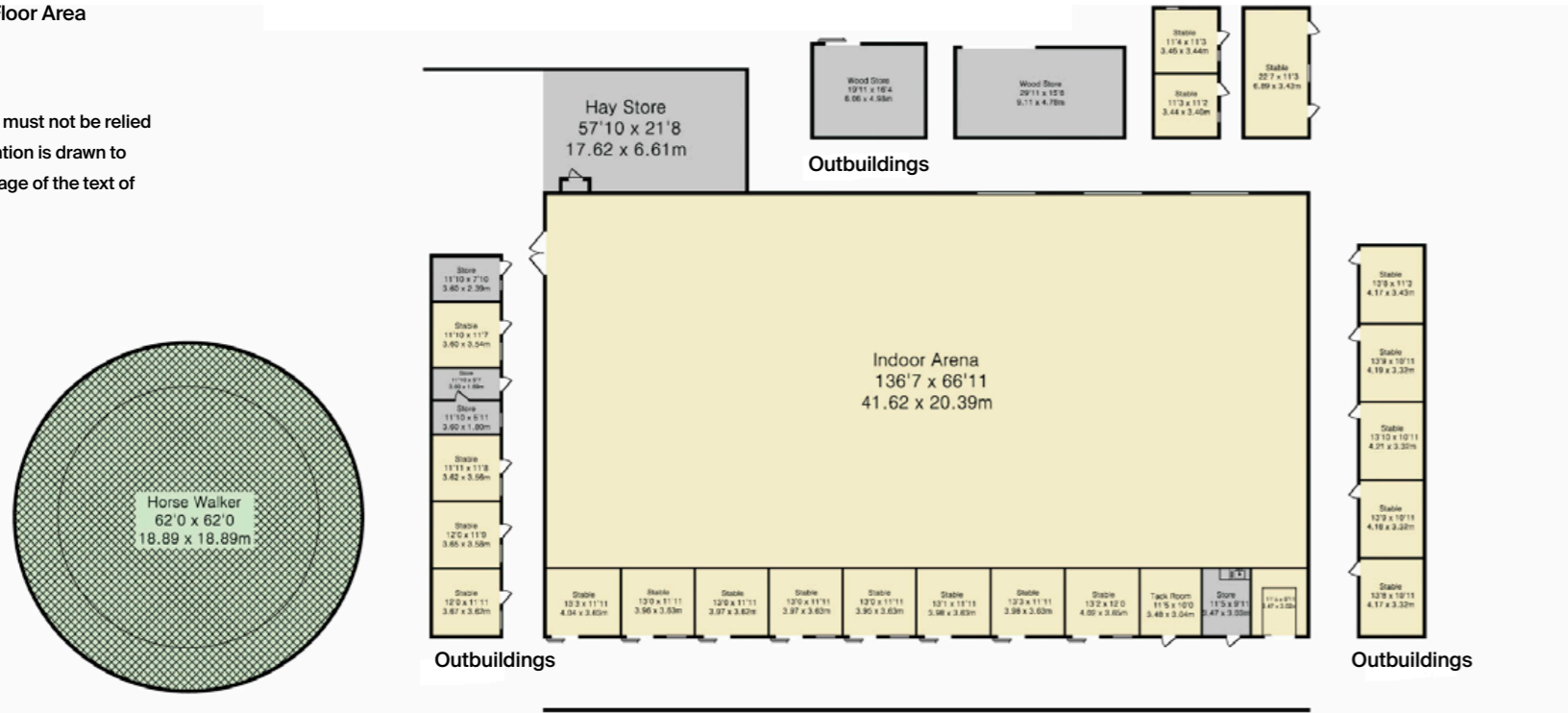
Positioned above the former swimming pool room, the two flats comprise a large sitting/dining room, with kitchenette, two bedrooms and a shower room.

In all about 7.77 acres

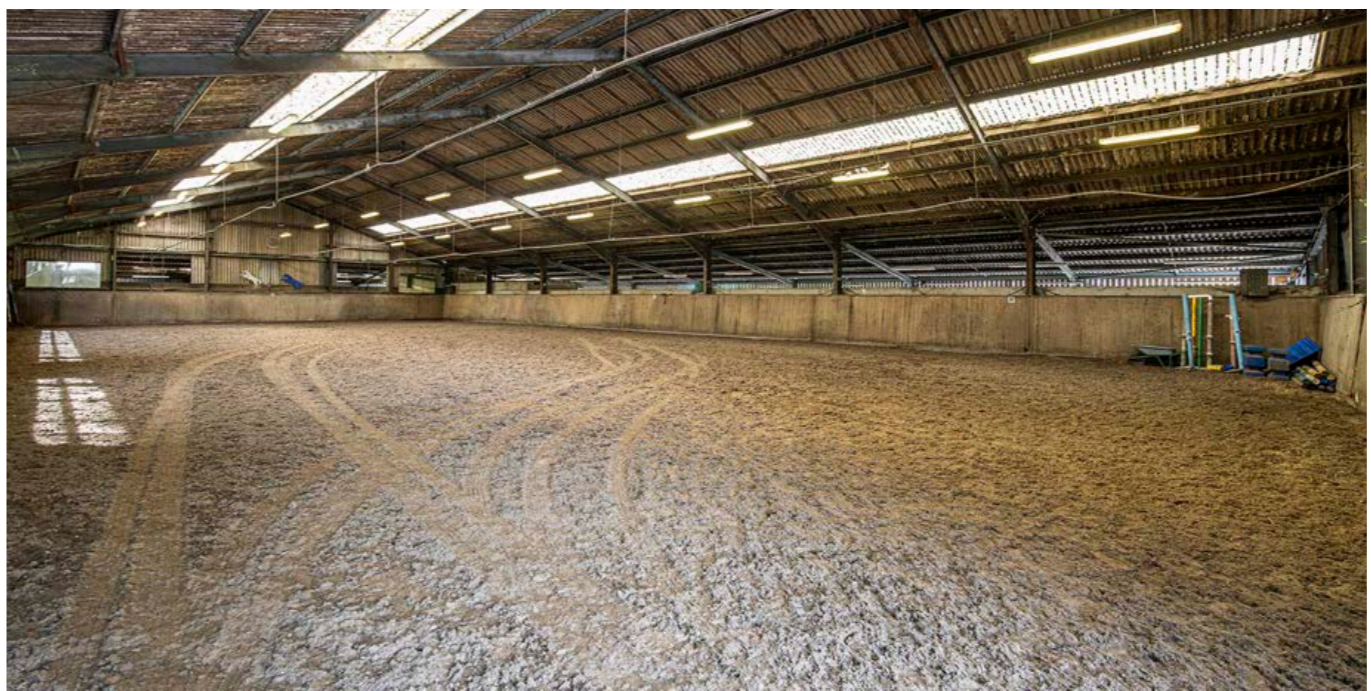
**Approximate Gross Internal Floor Area**

1,273 sq m / 13,699 sq ft

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Buildings and arenas are not shown in exact positions



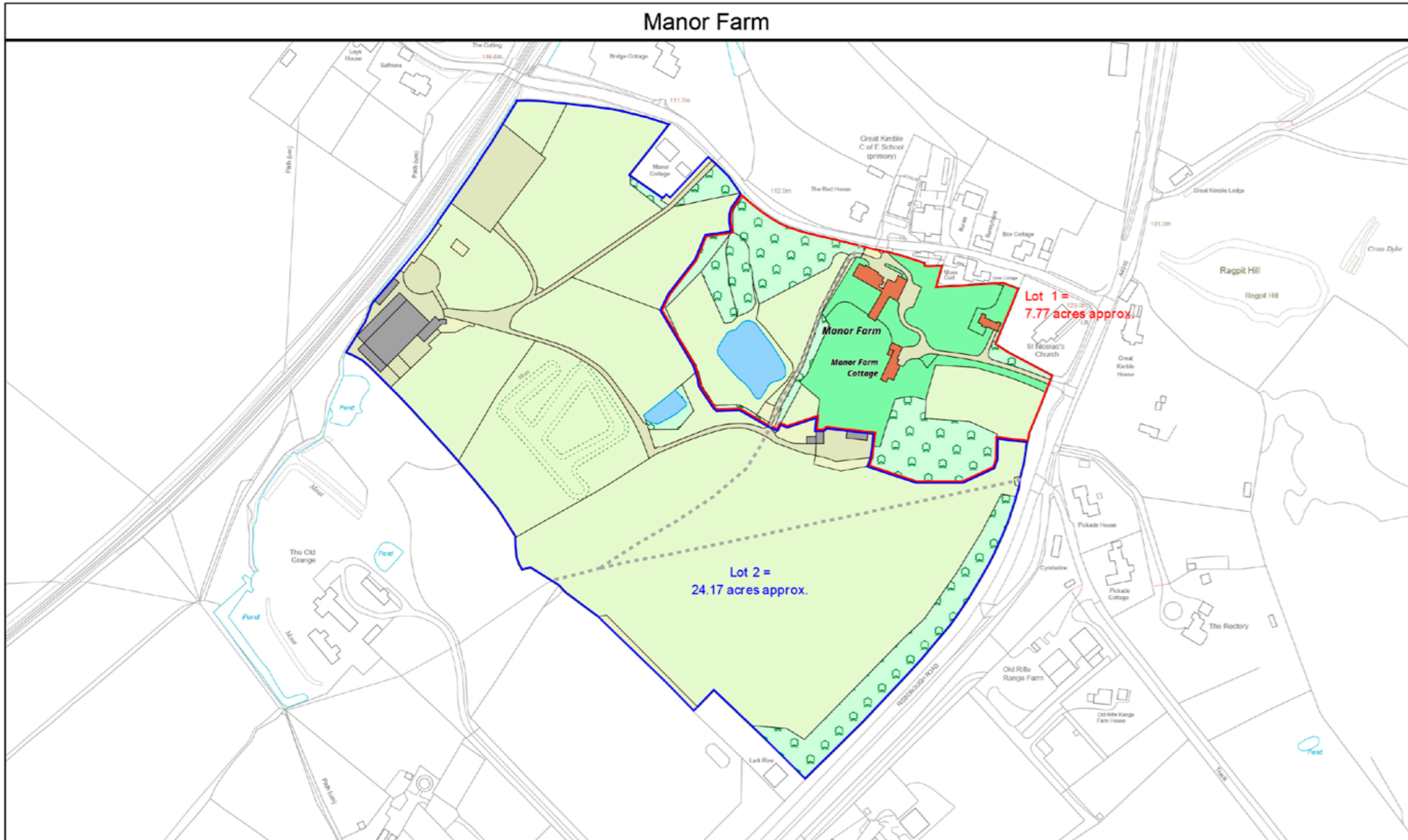
**Lot 2  
Equestrian facilities**

The equestrian facilities at Manor Farm are extensive and include a 41m x 20m indoor riding arena and 64m x 32m outdoor manège, 18 stables in total, a covered horse walker, a water walk (for rehabilitation), hay and feed stores, paddocks and fields with numerous field shelters. There is also a separate access drive to this facility, for horseboxes and machinery, as well as deliveries.

In all about 24.17 acres







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			<b>Title</b> <b>Manor Farm</b>
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### Property Information

**Rights of Way:** Two footpaths cross the land at Manor Farm, as shown on the enclosed sale plan.

**Local Authority:** Buckinghamshire Council.  
 Tel: 01296 585858

**Services**

**Manor Farmhouse:** Mains water and electricity. Air source heat pump heating and mains drainage.

**Manor Farm Cottage:** Mains water, electricity, mains gas and mains drainage.

**Manor Farm Flats 1 and 2:** Mains water, electricity, mains gas and mains drainage.



**Council Tax**

Manor Farmhouse: Band H

Manor Farm Cottage: Band F

**EPC energy ratings**

Manor Farmhouse: Energy rating D

Manor Farm Cottage: Energy rating D

Flat 1: Energy rating C

Flat 2: Energy rating C

**Directions:** what3words: ///skills.directive.punk

**Viewing:** Strictly by prior appointment with the joint selling agents, Knight Frank LLP and Fisher German LLP.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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