

An aerial photograph of Drovers Farm in Henton, Oxfordshire. The image shows a large, green, rectangular field divided into several sections by hedges. In the center, there is a cluster of buildings, including a large brick house and several smaller structures, surrounded by trees. To the right, there are several circular ponds or tanks. The background shows a rolling landscape with more fields and a line of trees under a blue sky with scattered clouds.

# Drovers Farm

Henton, Oxfordshire



# Drovers Farm

Henton, Oxfordshire/Buckinghamshire border

Princes Risborough Station 4 miles, London Marylebone 35 mins, Thame 5.5 miles, M40 J6 7.5 miles, Aylesbury 10 miles, High Wycombe 12 miles, London Heathrow 33 miles, Central London 45 miles (all times and distances are approximate)

**A residential and equestrian farm with scope to develop at the end of a quiet hamlet near Thame.**

3 Bedroom (2,974 sqft) detached The Old Dairy | 3 Bedroom (1,188 sqft) detached cottage

Farmyard with Large (80ft x 72ft) American barn with 8 internal loose stables and tack room  
Further six timber stables and tack room | Open sided hay barn with internal store  
Machinery store and shelter with another 2 stables and tack room | Workshop

Equestrian centre with separate entrance | Large barn | Outdoor ménage and office  
Well serviced and newly fenced grazing

In all about 29 acres

Old Dairy EPC D

Drovers Farm EPC D



**Knight Frank Oxford**  
274 Banbury Road  
Oxford, OX2 7DY

01865 264885  
harry.sheppard@knightfrank.com

knightfrank.co.uk



## Drovers Farm

Drovers Farm is situated on the edge of a quiet village towards the end of a no-through lane. At the entrance to the farm there are electric gates and a three bedroom detached cottage with planning to extend and an agricultural restriction. Tucked away behind the cottage is the farmhouse known as Old Dairy which is a substantial (2,974 sqft) detached family home. The house comprises a welcoming hall, three reception rooms, kitchen/breakfast room and large boot room on the ground floor. Above there are three bedrooms and two bathrooms (one en-suite) with separate showers plus plenty of storage.

The adjoining farmyard has a large American barn with eight spacious Monarch loose boxes with an open-sided lean-to with an internal store/ garage. Around the corner is a useful area of hardstanding flanked by timber a framed stable block and additional machinery store and stables. There is scope for conversion or development of the site if farming or horses were not an option.

The equestrian yard is approached via a separate entrance further down the lane and produces valuable income as a livery yard as well and bringing on young horses. There are numerous stables, a large barn, plenty of hard standing for parking and an office. The arena is (25 x 45 metres) with a rubber and silica sand composite well drained surface. There is further planning permission granted for a 30m x 15m barn in the lower yard for staff facilities, and potential for additional staff accommodation should somebody wish to run the business. The surrounding grassland is all used for grazing and each paddock is newly fenced and well serviced.



## Situation

Drovers Farm and cottage are situated in the charming hamlet of Henton, which is neighboured by Chilterns Area of Outstanding Natural Beauty at the foot of the Chilterns. There are footpaths and bridleways directly out on to open countryside including the Phoenix Trail and Ridgeway Path.

The M40 (J6) is close by giving access to Oxford in the West and London to the East. The Chiltern railway line accessed from Princes Risborough (4 miles away), with services to London Marylebone. Both Princes Risborough and Chinnor have good everyday shopping facilities and the historic market town of Thame (within 6 miles) offers a further range of shops and amenities.

There are plenty of options for schooling, with two primary schools in Chinnor and the highly regarded Lord Williams's School in Thame. Independent schools include Wycombe Abbey (High Wycombe), Ashfold at Dorton and Pipers Corner School (Great Kingshill) for girls.

## Services

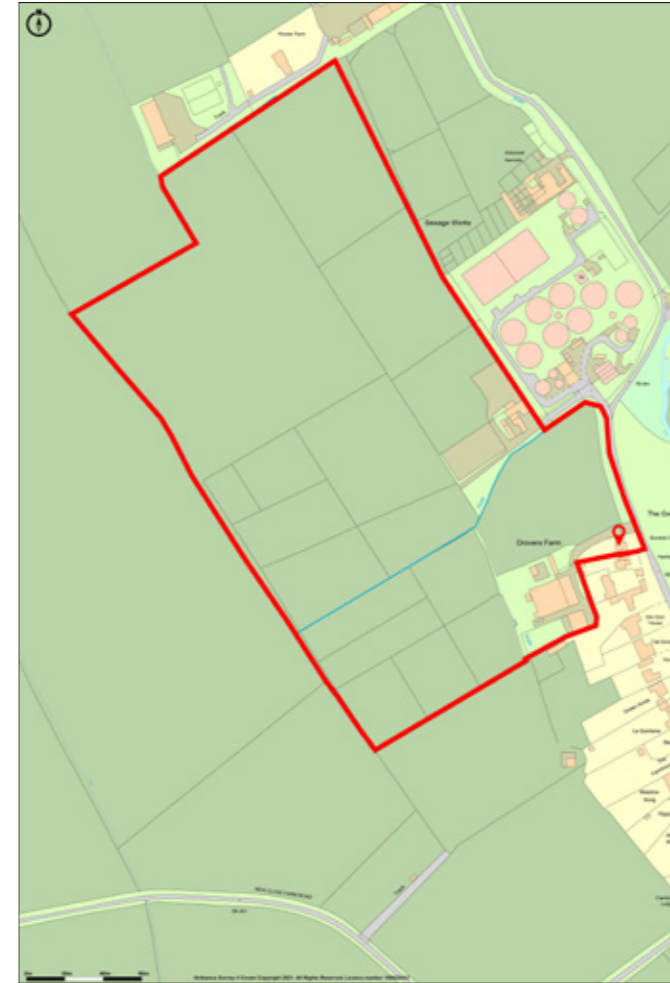
Bulk LPG to both properties, Biodigester sewage system for house and mains sewage and drainage for cottage. Mains, water, electricity for both properties.

## Local Authority

Oxfordshire County Council and South Oxfordshire District Council.

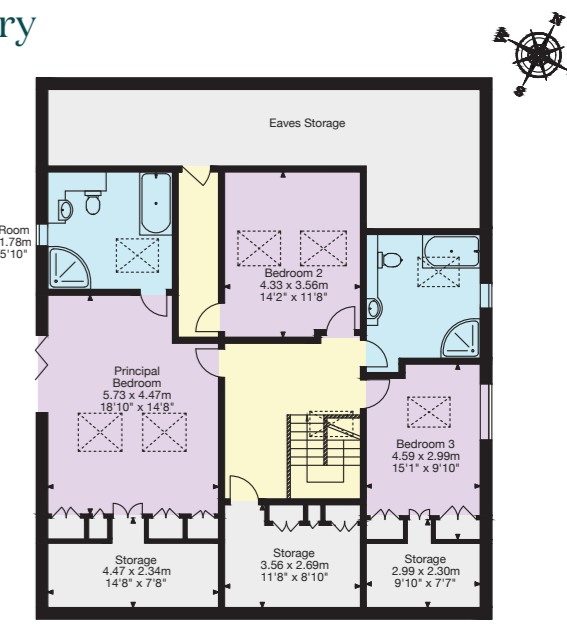
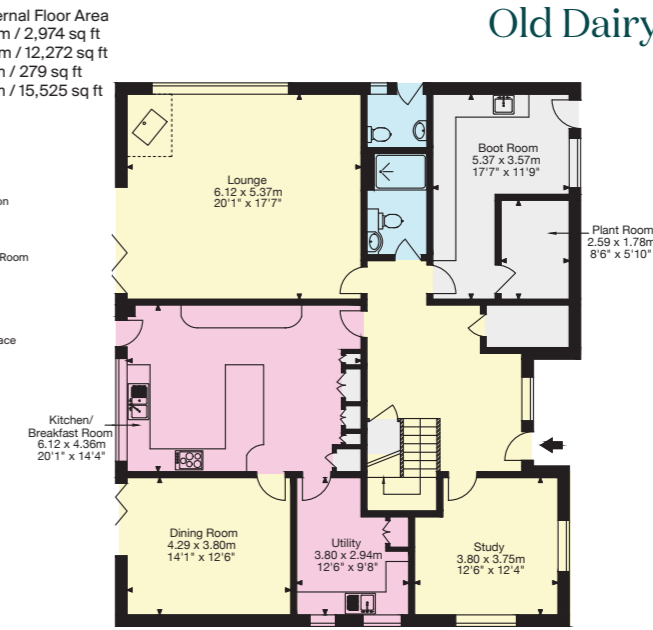
## Viewings

Strictly by appointment through Knight Frank  
01865 790 077.

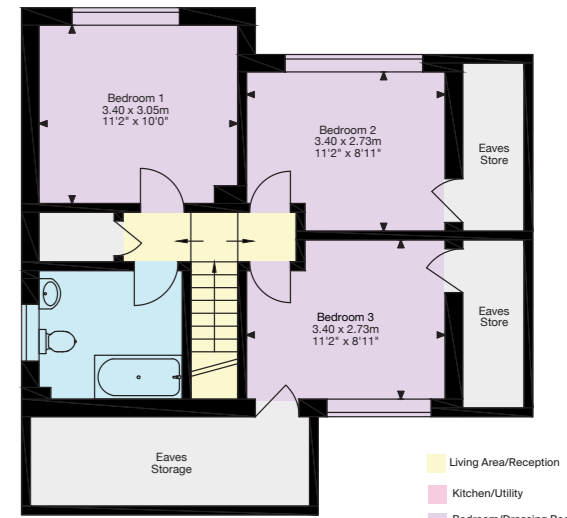
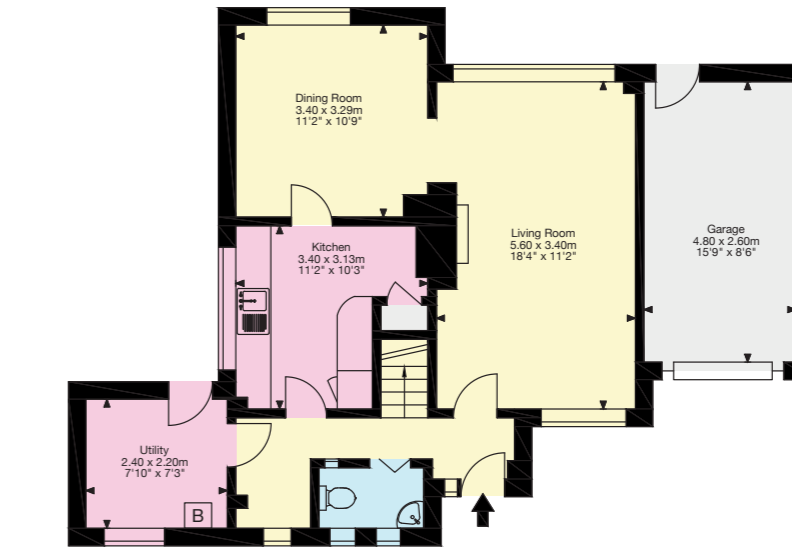


Approximate Gross Internal Floor Area  
Main House = 276 sq m / 2,974 sq ft  
Stable/Barn = 1,140 sq m / 12,272 sq ft  
Workshop = 26 sq m / 279 sq ft  
Total Area = 1,442 sq m / 15,525 sq ft

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



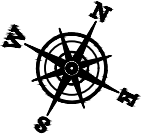
Approximate Gross Internal Floor Area  
Main House (Including Garage) = 110 sq m / 1,188 sq ft



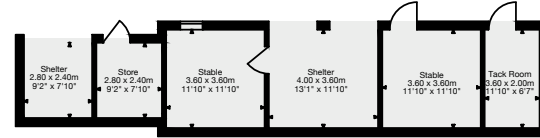
- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Approximate Gross Internal Floor Area  
 Main House = 276 sq m / 2,974 sq ft  
 Stable/Barn = 1,140 sq m / 12,272 sq ft  
 Workshop = 26 sq m / 279 sq ft  
 Total Area = 1,442 sq m / 15,525 sq ft

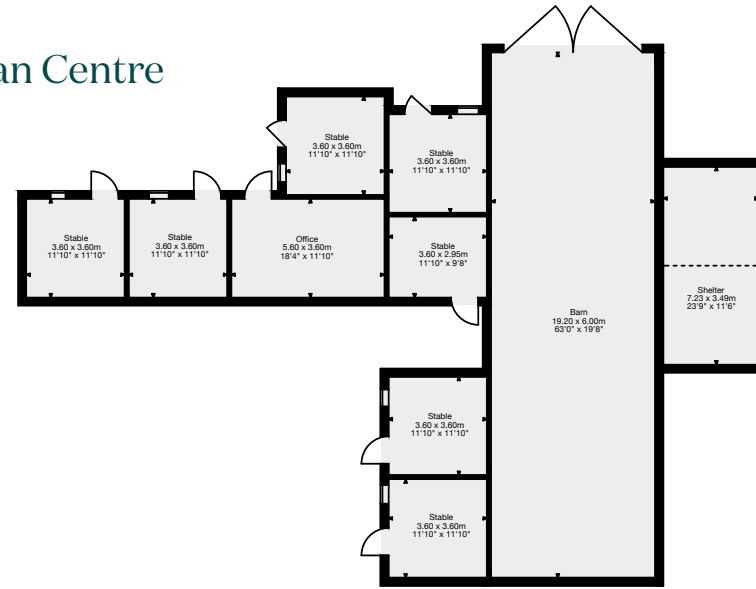
# Farmyard & Equestrian Centre



Workshop



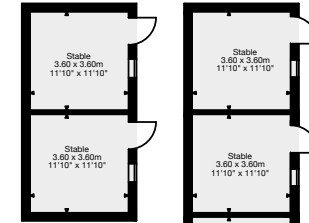
Stable



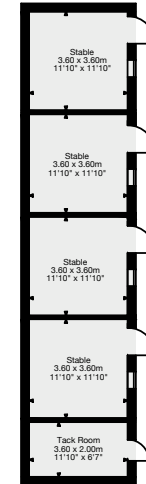
Barn/Stable



Barn/Stable



Stable



Stable

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.

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



**Your partners in property for 125 years.**

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. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated October 2021. Photographs and videos dated October 2021. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.