

# GOLDER MANOR FARM ESTATE

PYRTON | OXFORDSHIRE







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Pyrtou 1.7 miles • Watlington 2.8 miles • Henley 13.8 miles • Oxford 14.4 miles (London Paddington from 50 minutes) • Heathrow 34.3 miles • Central London 45.7 miles  
(All distances and times are approximate)

*‘A unique opportunity to acquire a mixed residential, agricultural and commercial portfolio in prime Oxfordshire countryside’*

## GOLDER MANOR FARM

*Set in an elevated position with far reaching views*

3 Reception Rooms • 5 Bedrooms • Billiard Room • Cellar • 6 Semi-detached Cottages • Traditional Outbuildings • Farm Buildings  
Arable • Pasture • Woodland

## THE VICARAGE

*An impressive Grade II listed village house in a peaceful rural setting*

4 Reception Rooms • 7 Bedrooms • Cellar • Outbuildings • Coach House • Planning Permission for extensions and Swimming Pool  
Double Garage • Office • Outbuildings • Garden • Wildflower Meadow • Paddock with Planning Permission for 2 Detached Cottages

## PORTFOLIO

*A successful portfolio of income generating properties*

9 further Residential Properties and the Spire & Spoke Pub

**In all about 621.35 acres | For sale as a whole**



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

Golder Manor Farm Estate is situated in the heart of the South Oxfordshire countryside, just on the western edge of the Chilterns and within easy reach of Oxford and London.

The market town of Watlington is only a short drive away, providing good local facilities. The larger town of Henley-on-Thames is within 14 miles and offers a varied selection of recreational facilities. It is home to the International Henley Royal Regatta, the River and Rowing Museum and a number of other sporting and cultural events throughout the year. Further afield, the popular town of Marlow is within 17 miles and also offers a wide range of amenities including day-to-day shopping, restaurants, cafes and further sporting activities.

London Heathrow is 34.3 miles away. The M40 (Junction 6, 4.7 miles) and M4 motorways provide quick access into Oxford and London and both are easily accessible. There are good railway connections available to London from High Wycombe, Henley, Marlow and Reading taking approximately 25 minutes.

Oxford, The City of Dreaming Spires, is famous over the world for its University and place in history. For over 800 years, it has been a home to royalty and scholars, and since the 9th century an established town, although people are known to have lived in the area for thousands of years.

There is an excellent selection of established preparatory and public schools in the area. These include The Dragon, Cothill, Chandlings Manor, Summerfields, Rupert House, Moulsoford and Radley, Abingdon, St Edwards, Magdalen College School, Oxford High, Headington and The Oratory.

*‘Approached down a long quiet track, the farmhouse is set in a secluded position with far reaching views over the surrounding countryside.’*



*‘A substantial Estate with a productive farm, Grade II listed farmhouse and successful portfolio of property.’*

## GOLDER MANOR FARM ~ 613.37 acres

The farm consists of a Grade II listed farmhouse, traditional outbuildings and farm buildings with 6 semi-detached cottages, set in 613.37 acres.

Golder Manor Farmhouse is a pretty brick and flint house with 5 bedrooms benefiting from incredible views and enjoys the privacy of a rural setting with no public footpaths. The house is in need of modernising but provides an excellent opportunity, subject to planning permission and listed building consent.

There are a good range of traditional outbuildings and farm buildings, currently used to store farm machinery.

The land at Golder Manor Farm comprises approximately 571 acres of arable, 16 acres of pasture and 15 acres of woodland. The arable is currently farmed under a Farm Business Tenancy.







*‘The land at Golder Manor Farm comprises approximately 571 acres of arable, 16 acres of pasture and 15 acres of woodland.’*



GOLDER MANOR FARMHOUSE  
FLOOR PLANS



Golder Manor Farm Cottages

There are two cottages set away from the farmhouse which provide secondary accommodation or staff accommodation.

**Approximate Gross Internal Floor Area:**  
1 Golder Manor Farm Cottage - 938 sq ft / 87.1 sq m  
2 Golder Manor Farm Cottage - 855 sq ft / 79.4 sq m  
*For identification only, not to scale.*

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

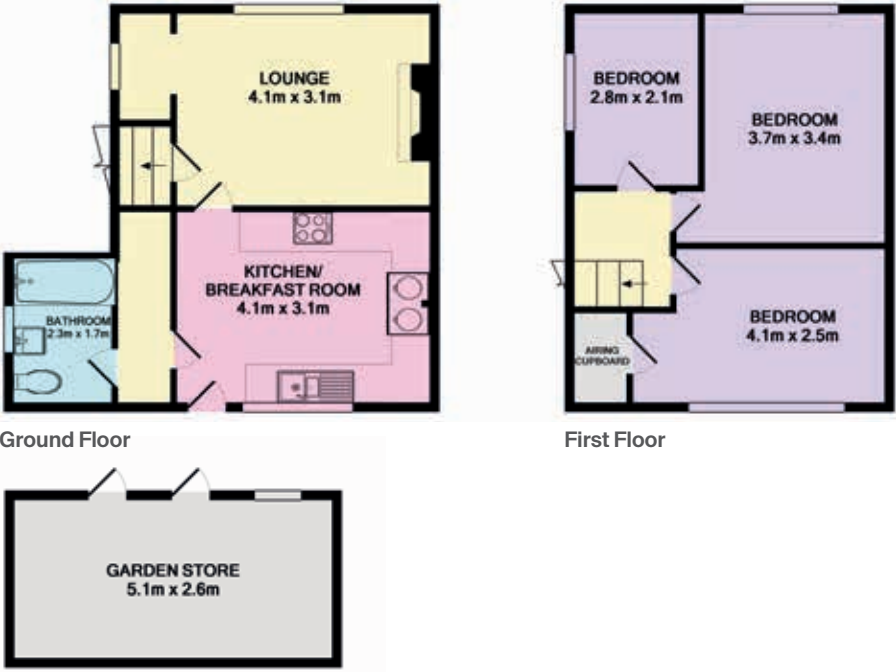


1 & 2 Golder Manor Farm Cottages

1 GOLDER MANOR FARM COTTAGE



2 GOLDER MANOR FARM COTTAGE

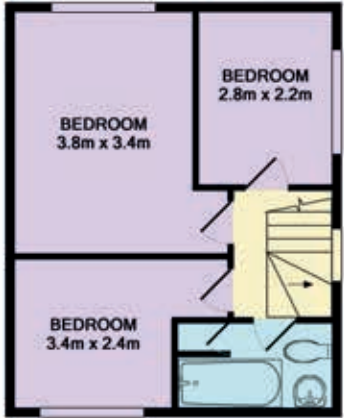




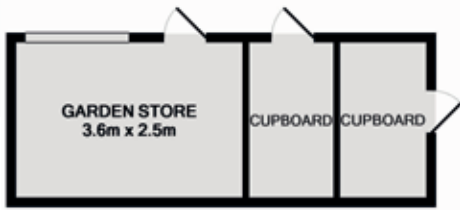
3 STONEY LANE



Ground Floor



First Floor



4 STONEY LANE



Ground Floor



First Floor

Approximate Gross Internal Floor Area:  
3 Stoney Lane - 918 sq ft / 85.3 sq m  
4 Stoney Lane - 1,010 sq ft / 93.8 sq m  
5 Stoney Lane - 903 sq ft / 83.9 sq m  
6 Stoney Lane - 725 sq ft / 67.4 sq m  
*For identification only, not to scale.*

Stoney Lane Cottages

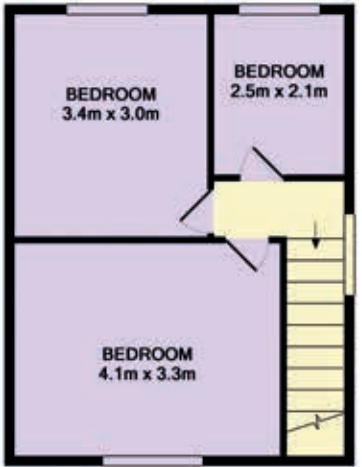
Approached via a long private lane, there are a further four cottages off Stoney Lane, which could provide a separate access to the farm.

3 - 6 Stoney Lane Cottages

5 STONEY LANE



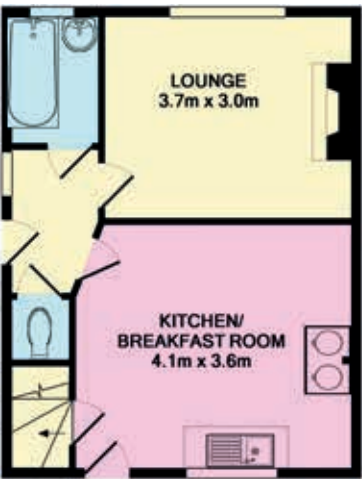
Ground Floor



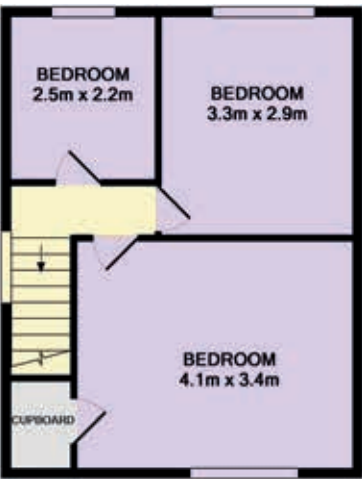
First Floor

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

6 STONEY LANE

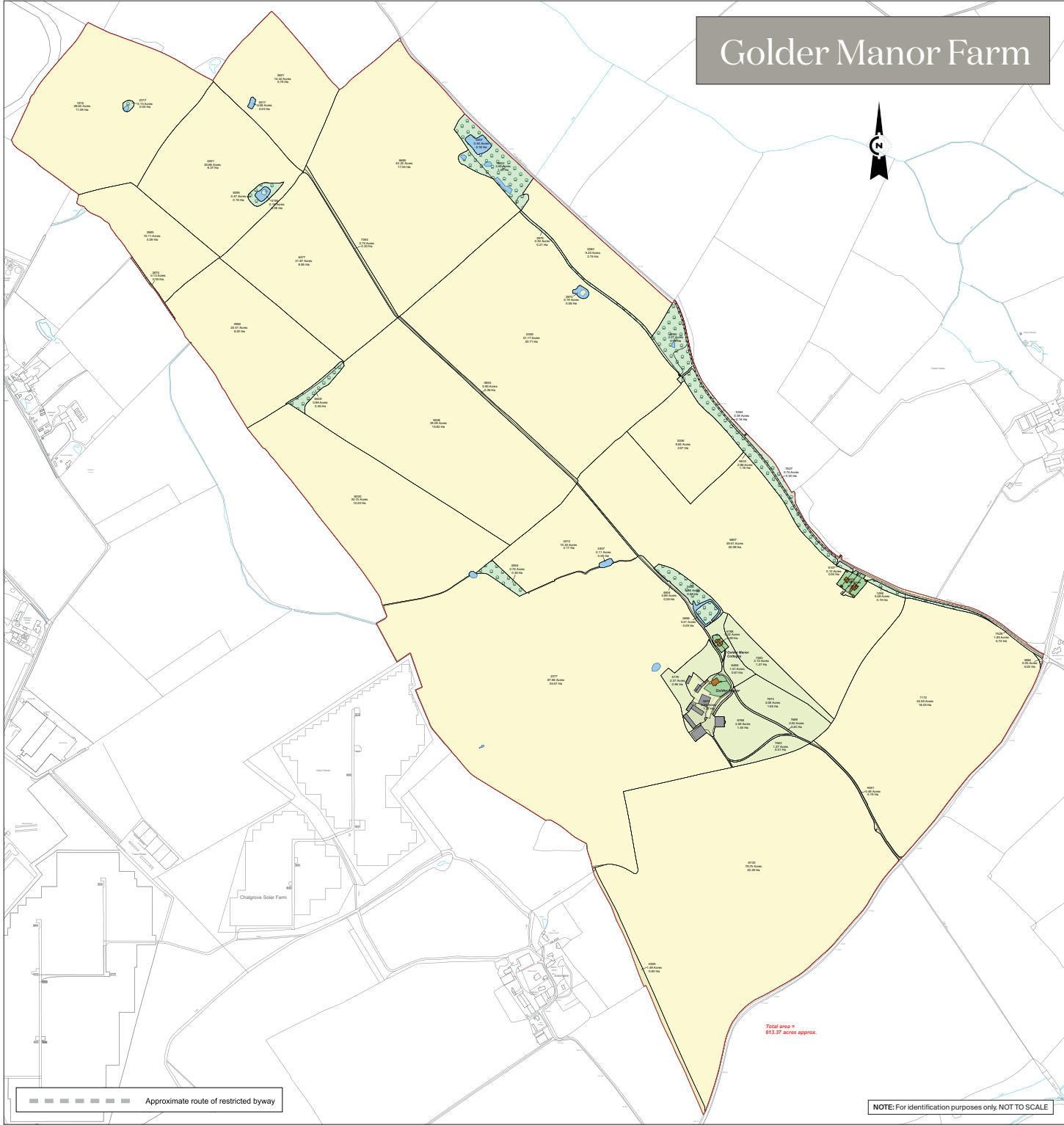


Ground Floor



First Floor





# THE VICARAGE ~ 5.66 acres

The Vicarage is a pretty Grade II listed village house in a peaceful rural setting with beautiful views over the wildflower meadow and parkland adjacent to Shirburn Castle. Downstairs, the property benefits from 4 good sized reception rooms with a large kitchen and family room. Upstairs, there are 3 bedrooms and 2 bathrooms on the

first floor with a further 4 bedrooms and 2 bathrooms on the second floor. There is a modern double garage with an office which benefits from a terrace to the rear and a shower room. There is planning permission to enlarge the house, including a coach house conversion and a swimming pool.











# THE VICARAGE

## FLOOR PLANS

Approximate Gross Internal Floor Area:  
The Vicarage - 4,909 sq ft / 456.1 sq m  
Outbuildings - 1,693 sq ft / 157.28 sq m  
Total - 6,602 sq ft / 613.38 sq m  
*For identification only, not to scale.*

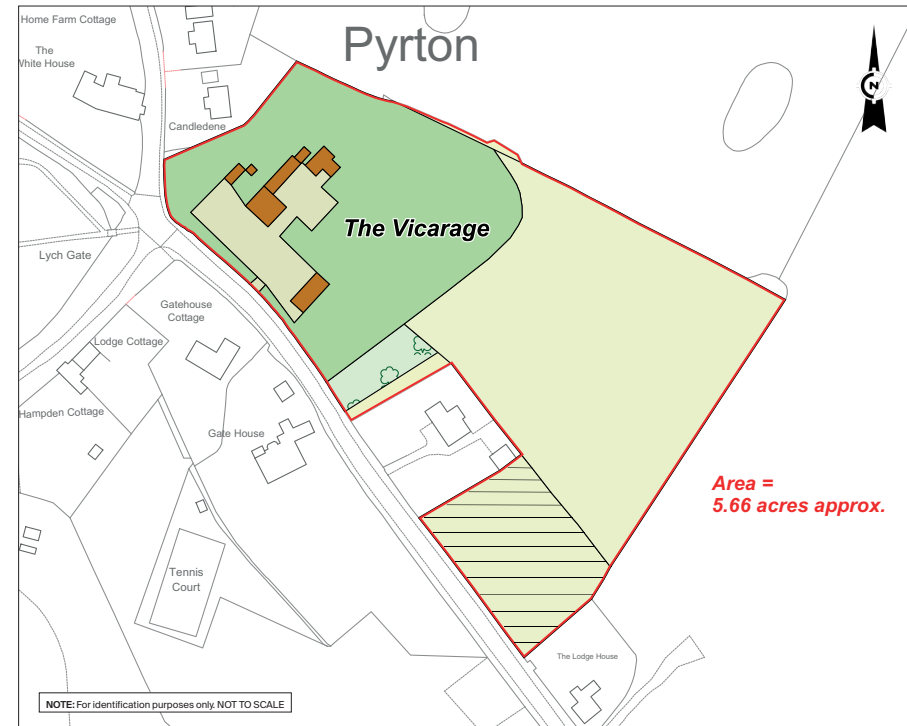






## Plot 1 & 2

At the end of the Vicarage garden is a paddock which has planning permission for two detached houses with their own access, as shown below:



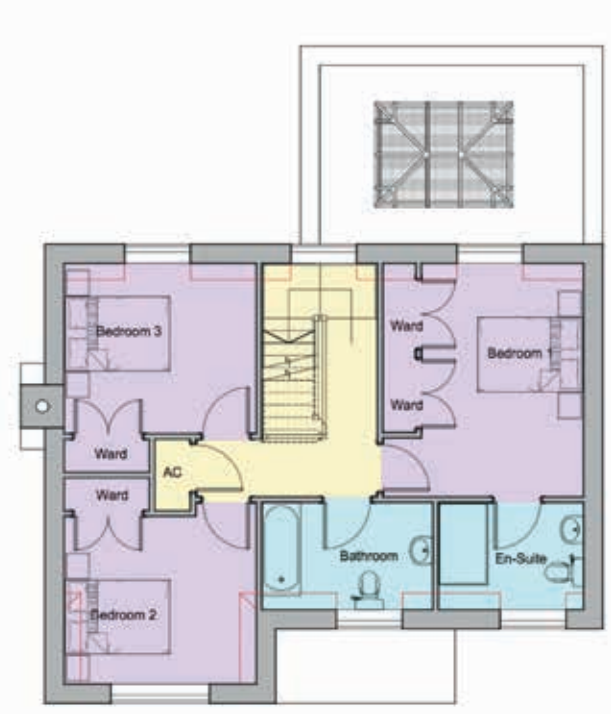


# STOKE TALMAGE PORTFOLIO ~ 1.83 acres

A pretty hamlet east of the farm with 9 cottages.



## 6A Wisteria Cottage

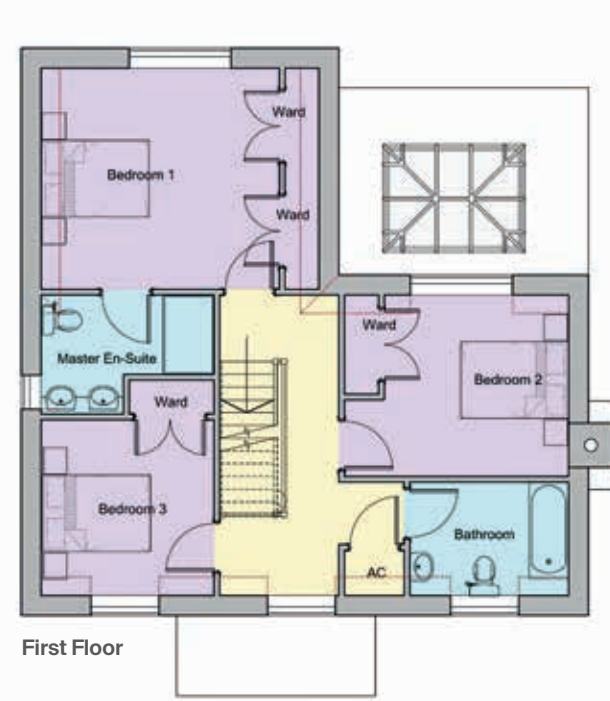


- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage

Approximate Gross Internal Floor Area:  
6A Wisteria Cottage - 1,549 sq ft / 144 sq m  
For identification only, not to scale.

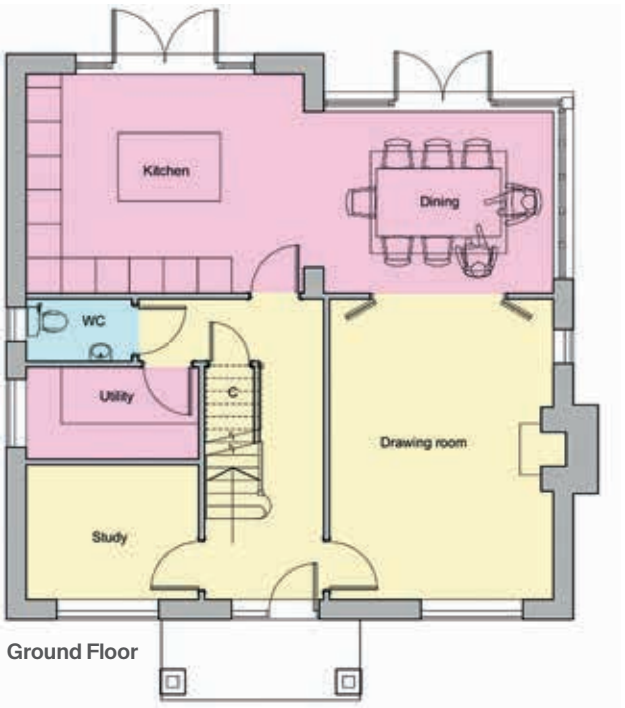


## 6B Jasmine Cottage



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

Approximate Gross Internal Floor Area:  
6B Jasmine Cottage - 1,636 sq ft / 152 sq m  
For identification only, not to scale.







The Willows



The Willows

## The Willows

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

**Approximate Gross Internal Floor Area:**  
 The Willows - 1,874 sq ft / 174.07 sq m  
*For identification only, not to scale.*



Ground Floor



First Floor

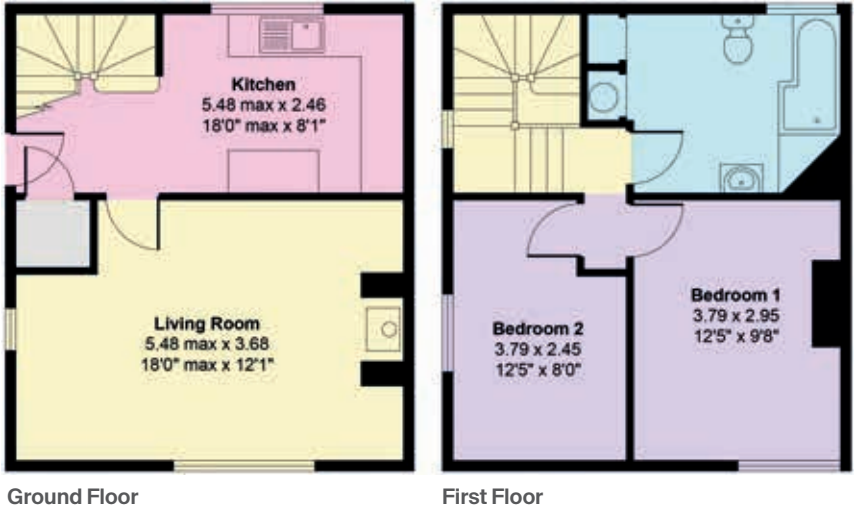


Stoke Talmage Portfolio



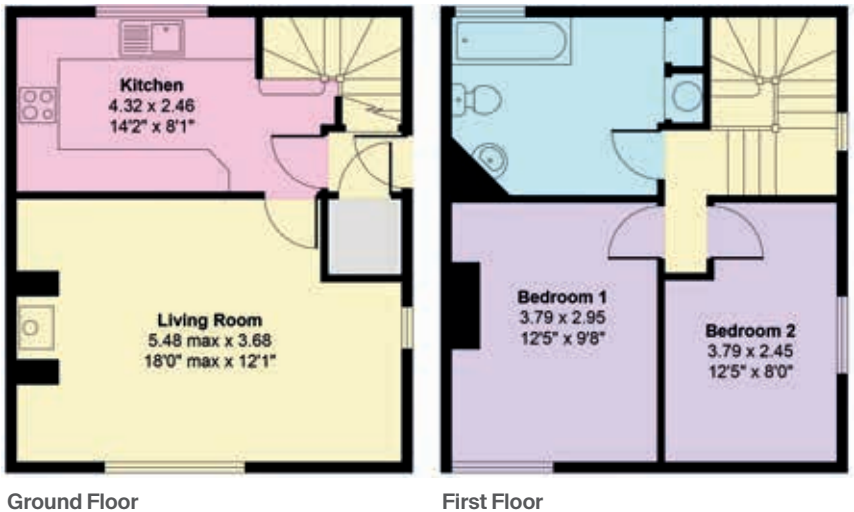
7 Stoke Talmage

Approximate Gross Internal Floor Area:  
7 Stoke Talmage - 747 sq ft / 69.39 sq m  
*For identification only, not to scale.*



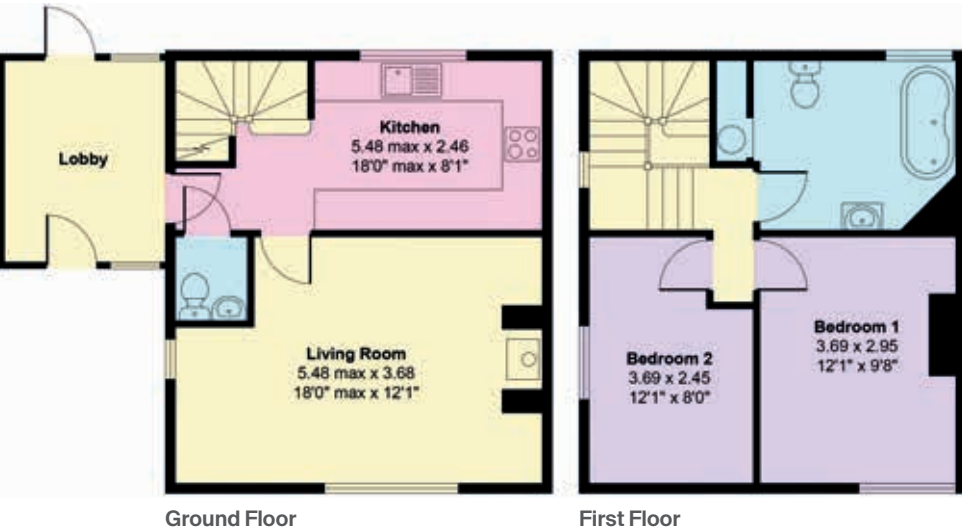
8 Stoke Talmage

Approximate Gross Internal Floor Area:  
8 Stoke Talmage - 747 sq ft / 69.39 sq m  
*For identification only, not to scale.*



9 Stoke Talmage

Approximate Gross Internal Floor Area:  
9 Stoke Talmage - 843 sq ft / 76.63 sq m  
*For identification only, not to scale.*



10 Stoke Talmage

Approximate Gross Internal Floor Area:  
10 Stoke Talmage - 747 sq ft / 69.39 sq m  
*For identification only, not to scale.*

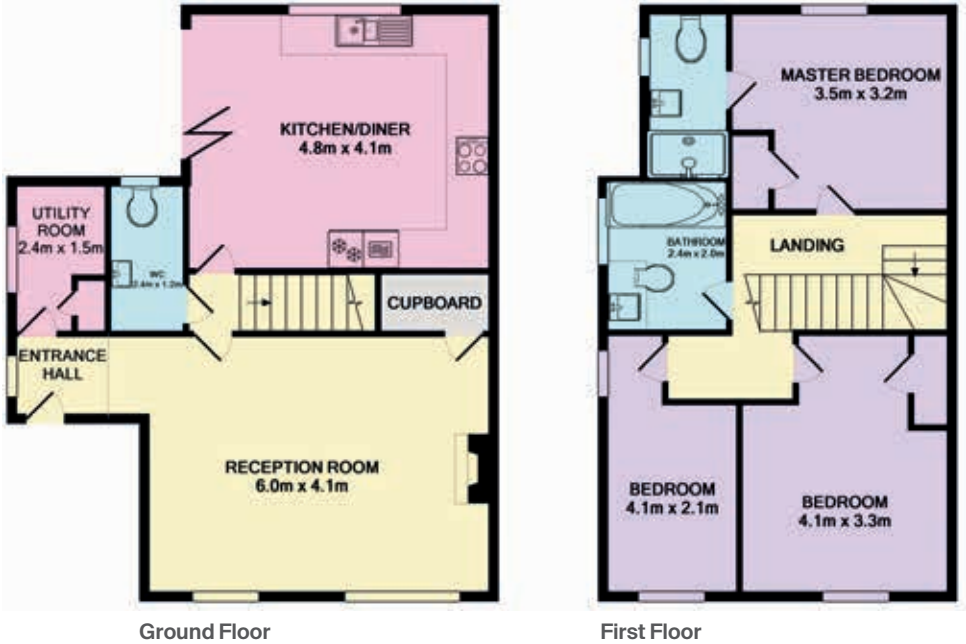




11 Stoke Talmage

Approximate Gross Internal Floor Area:  
11 Stoke Talmage - 1,119 sq ft / 103.9 sq m  
For identification only, not to scale.

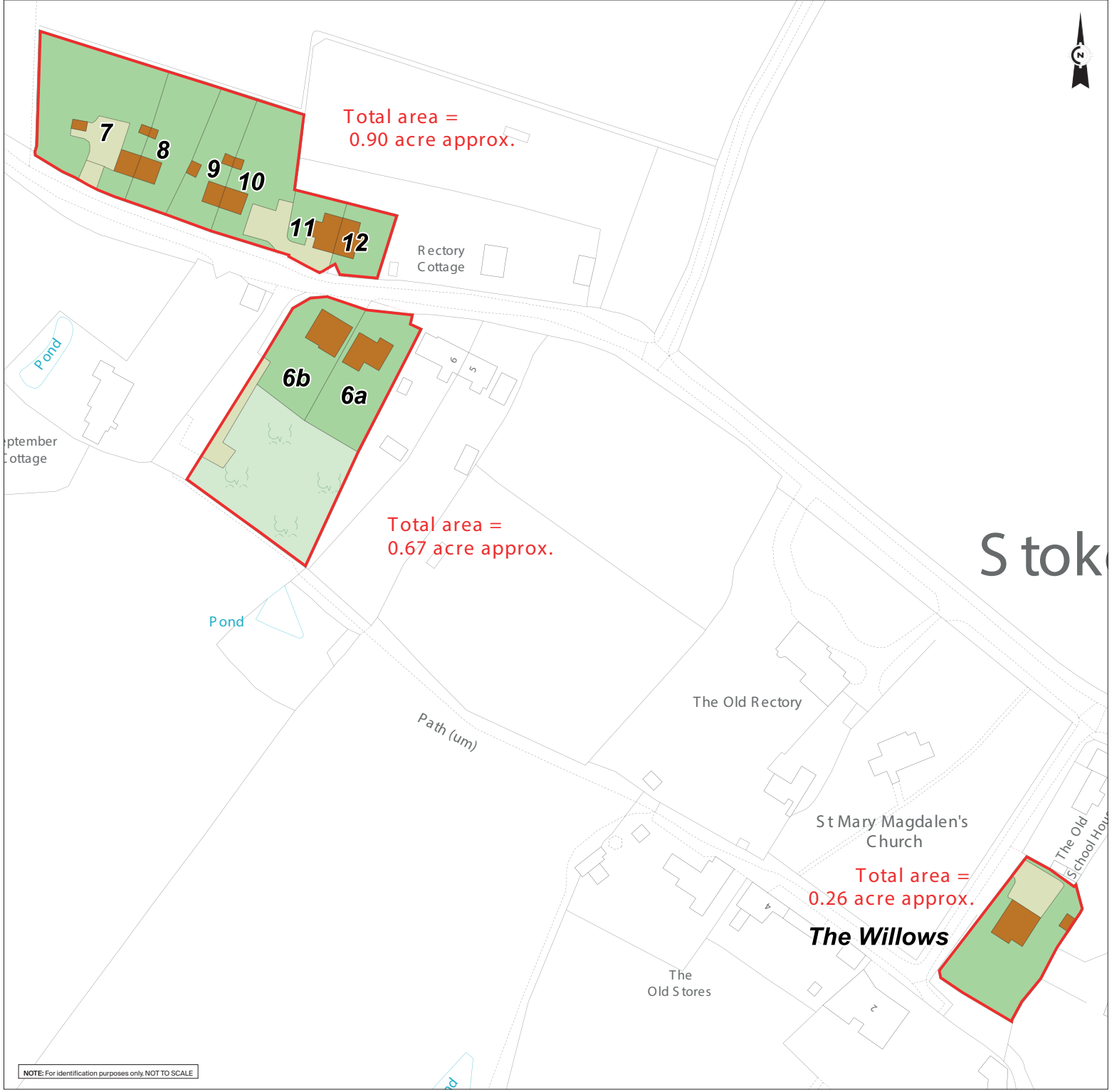
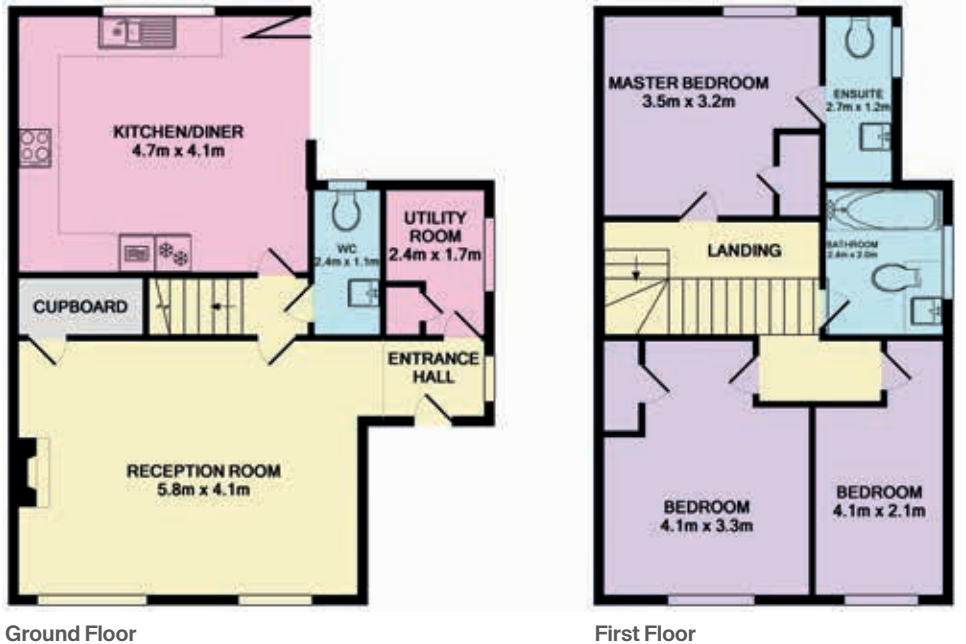
- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage



12 Stoke Talmage

Approximate Gross Internal Floor Area:  
12 Stoke Talmage - 1,110 sq ft / 103.1 sq m  
For identification only, not to scale.

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

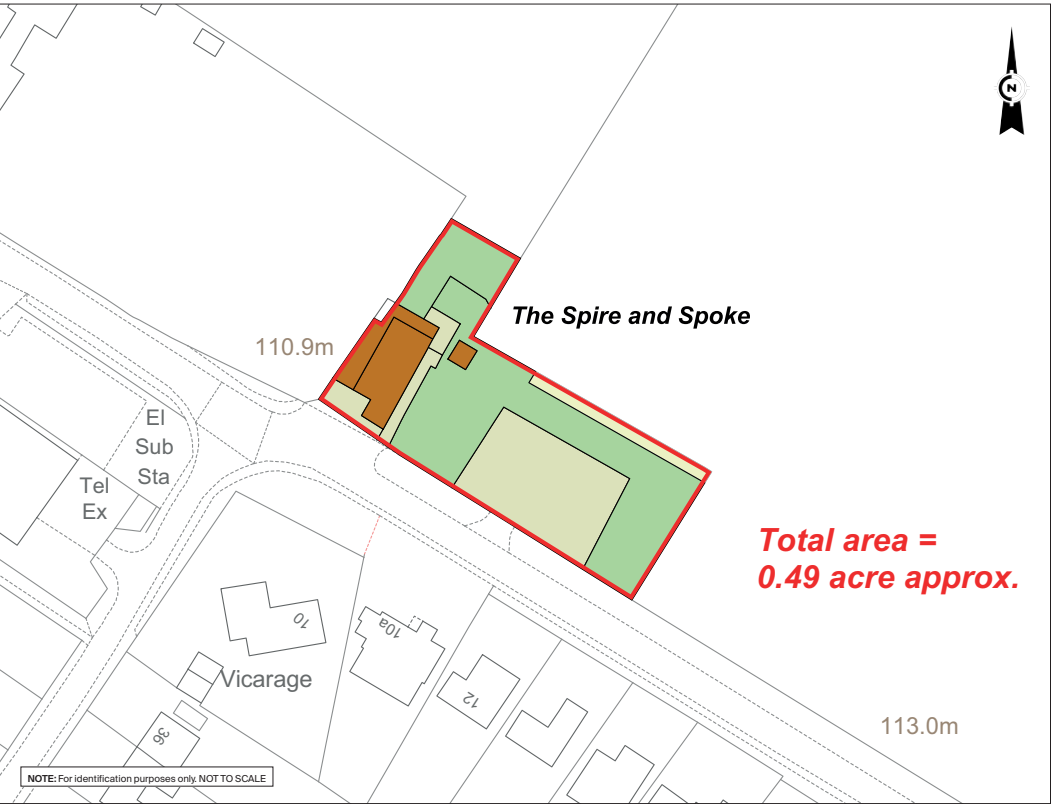
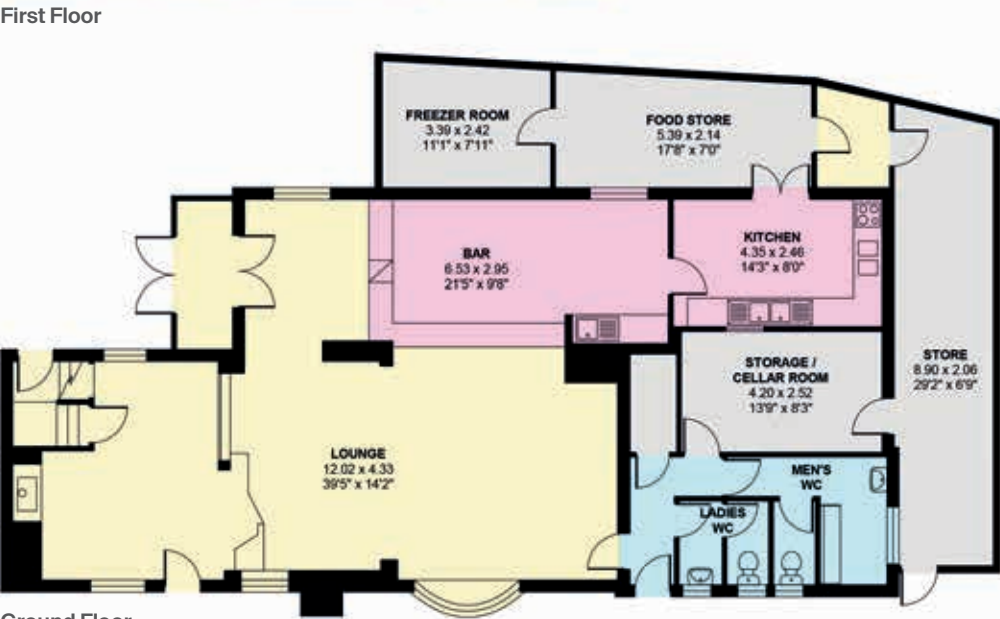
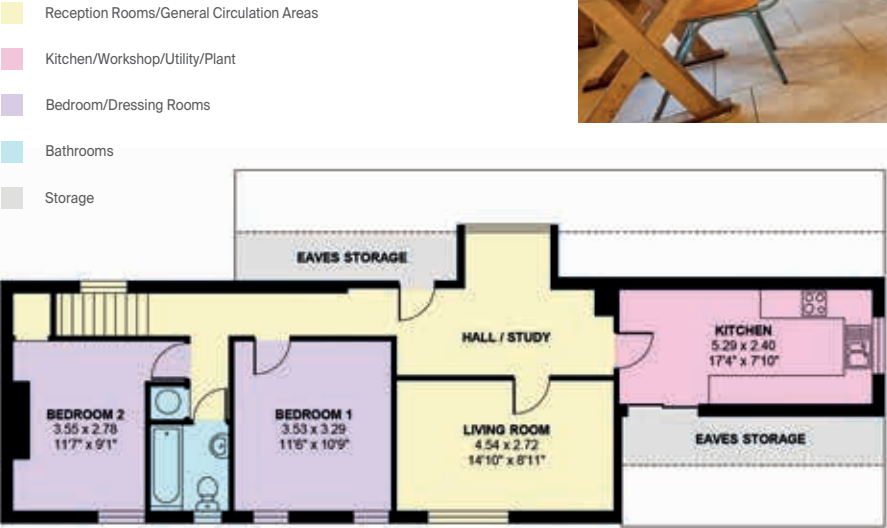




# THE SPIRE & SPOKE ~ 0.49 acres

The Spire & Spoke pub is a successful and popular pub in the village of Watlington.

Approximate Gross Internal Floor Area:  
Main Building - 2,741 sq ft / 254.63 sq m  
Store - 165 sq ft / 15.31 sq m  
*For identification only, not to scale.*







# GENERAL REMARKS AND STIPULATIONS

## Method of Sale

The property is offered for sale freehold as a whole with vacant possession by private treaty. Please be aware the properties will be sold as part of a share sale.

## Easements, Wayleaves and Rights of Way

The property is sold 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. There are no footpaths across Golder Manor Farm.

## Services

The farmhouse and 6 cottages on the farm are on private water with oil fired central heating, mains electricity and private drainage. The remaining properties are on mains water, electricity and oil fired central heating with private drainage.

## 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.

## Estate Plan

A full estate plan is available from the Vendor's agent.

## 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 machinery and agricultural machinery.

## EPC Ratings

The EPCs are attached to the brochure but if they have become detached, please request them from the Vendor's agents.

## VAT

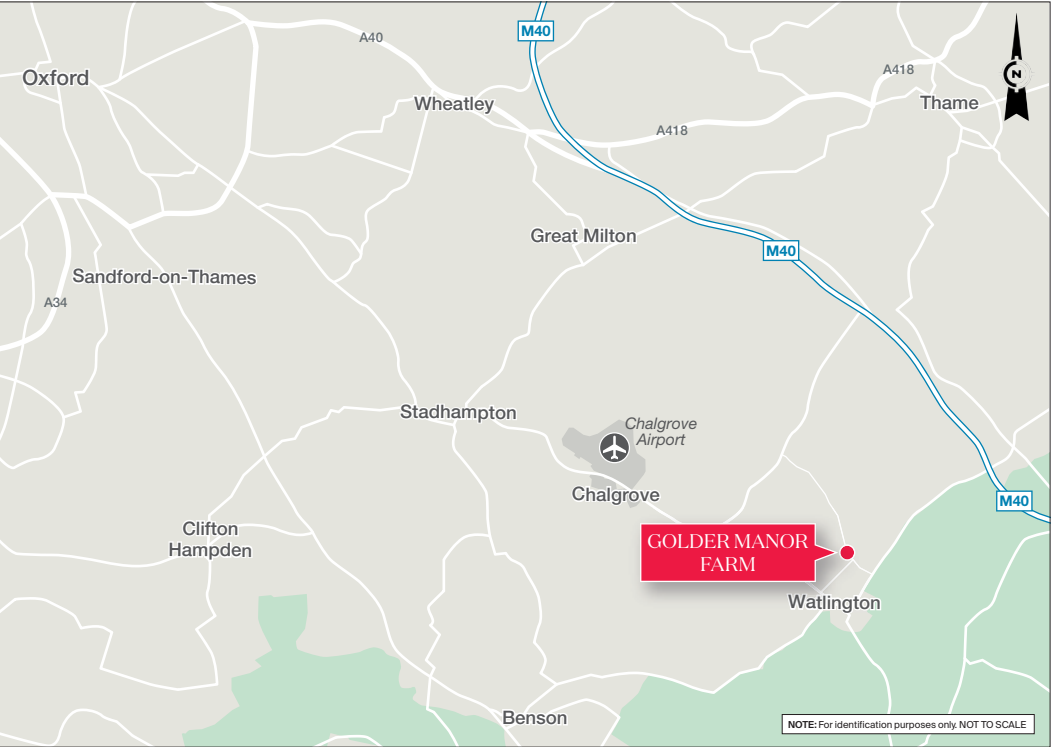
Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

## Postcode

OX49 5AN

## Viewings

All viewings are strictly by appointment with the Vendor's agent.



Viewing strictly by appointment only. Please contact:

**Knight Frank**  
Country Department  
55 Baker Street  
London W1U 8AN  
[www.knightfrank.com](http://www.knightfrank.com)

**Will Matthews**  
+44 (0) 20 7861 1440  
[will.matthews@knightfrank.com](mailto:will.matthews@knightfrank.com)

**Georgie Veale**  
+44 (0) 20 3995 0779  
[georgie.veale@knightfrank.com](mailto:georgie.veale@knightfrank.com)

**Knight Frank**  
274 Banbury Road  
Summertown  
Oxford OX2 7DY  
[www.knightfrank.com](http://www.knightfrank.com)

**Damian Gray**  
+44 (0) 1865 264 851  
[damian.gray@knightfrank.com](mailto:damian.gray@knightfrank.com)

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