



Manor Farm

Whitecross Green, Oxfordshire

Carter Jonas

Manor Farm Whitecross Green Murcott Kidlington OX5 2RF

Ring fenced arable farm to the north east of Oxford.

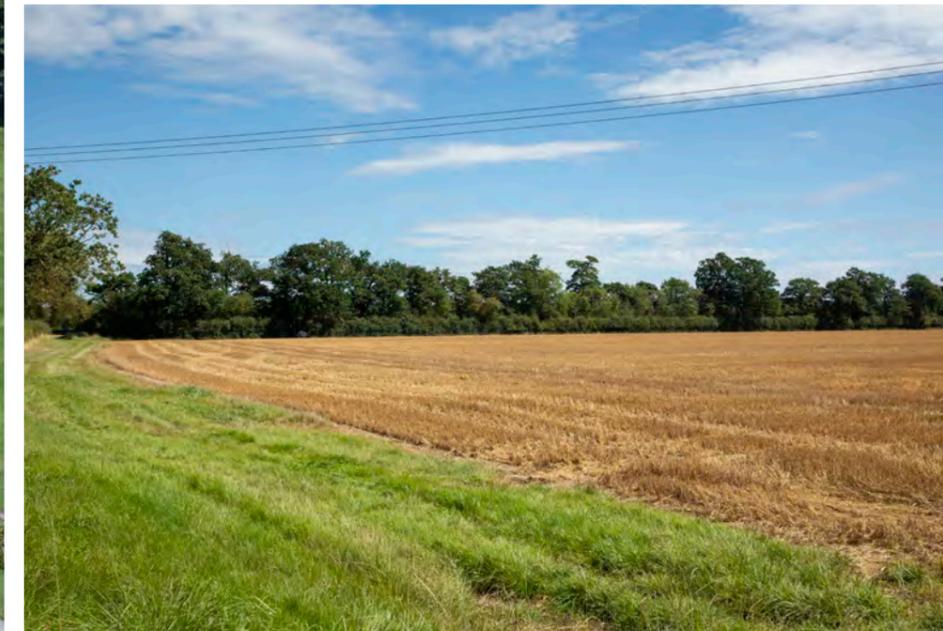
Manor Farm offers an excellent opportunity to acquire a ring fenced arable farm within striking distance of the university city of Oxford.

Comprising an attractive farmhouse converted from an original barn (subject to occupancy condition) the property has a well equipped farmyard with grain storage together with useful outbuildings and stables.

The land is well laid out in large enclosures and accessed by tracks with paddocks surrounding the house and yard.

In all extending to about 388 acres (157 ha).

For sale by private treaty as a whole.



Location

Manor Farm is located within the small hamlet of Whitecross Green between the popular villages of Murcott and Horton-Cum-Studley. The property is situated around 6 miles north east of Oxford, 8 miles from Bicester, 10 miles from Thame and 8.5 miles from J9 M40. The property is around 59 miles to central London via the M40 and with mainline train services to London Marylebone (49 mins) from Bicester North or alternatively Islip or Haddenham.

The property borders the Nature reserve RSPB Otmoor to the south.

Amenities

The nearby villages (1miles) of Murcott, Horton-Cum-Studley, and Charlton on Otmoor have a selection of pubs, shops, and restaurants. The proximity of Oxford means that there is a wide range of city level amenity options available within a short drive.

Schooling is available locally including Beckley, Oakley, Brill Primary and Wheatley Park secondary alongside extensive independent schools in Oxford such as Headington School, Magdalen, St Edwards and Dragon amongst others.

The Studley golf club is a 10-minute drive away with a cricket club in neighbouring Horton Cum Studley and extensive shopping at Bicester Village.



Farmhouse

The farmhouse is a handsome stone built property with tile roof, originally a barn conversion that has been extended. Extending to just over 2,300 sq.ft, the ground floor is well laid out and consists of a kitchen, utility and boot rooms, reception rooms and a formal dining room. Upstairs the property has 4 double bedrooms, one of which has an ensuite as well as a single bedroom and a well appointed family bathroom.

The exterior boasts an extensive lawn which faces onto the paddocks. There is also a large wooden clad office and garage adjacent to the farmhouse with a patio area to the house.



Floor plan

Manors Farmhouse

Approximate area:

- Main House:**
2,323 Sq Ft / 216 Sq M
- Garage & Carports:**
859 Sq Ft / 80 Sq M
- Hobby Room:**
198 Sq Ft / 18 Sq M
- Stables:**
890 Sq Ft / 83 Sq M
- Total:**
4,270 Sq Ft / 397 Sq M

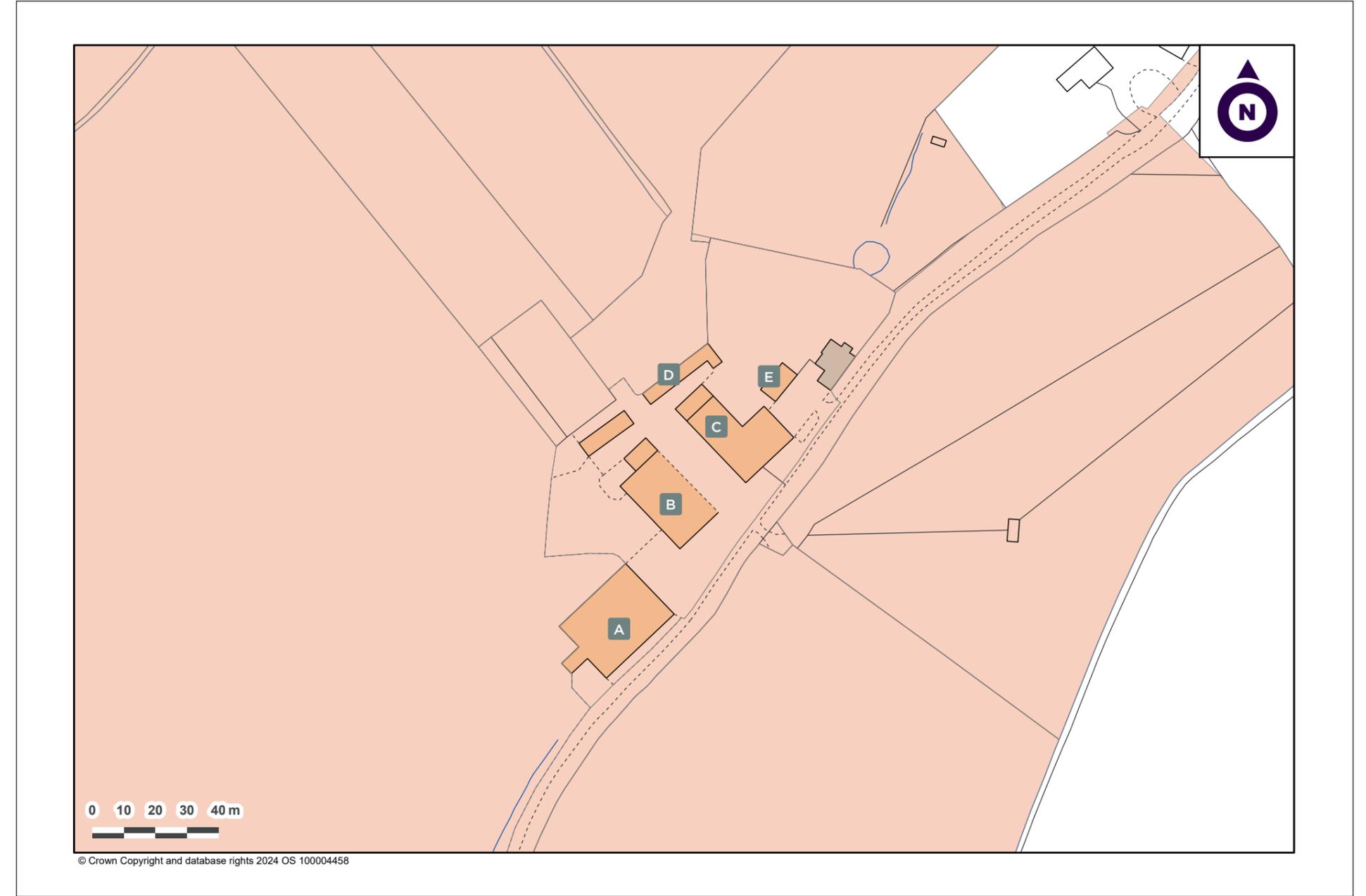


For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Farmyard and Buildings

The farmyard and buildings are separated from the house by a lean to building (E) housing 2 stables, feed and tack room and a workshop / garage. A further set of wooden stables (D) is located in the yard itself with 8 stables and associated feed and tack stores adjacent to the paddocks.

The balance of the buildings comprise a grain store (A) with drying floor extending to over 7,000 sqft, and enabling circa 1,400t of grain storage, a steel portal framed building (C) extending to about 4,750 sq.ft as well as a concrete atcost building (B) extending to 5,500 sq.ft both providing machinery and fertiliser stores and workshop.



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Land

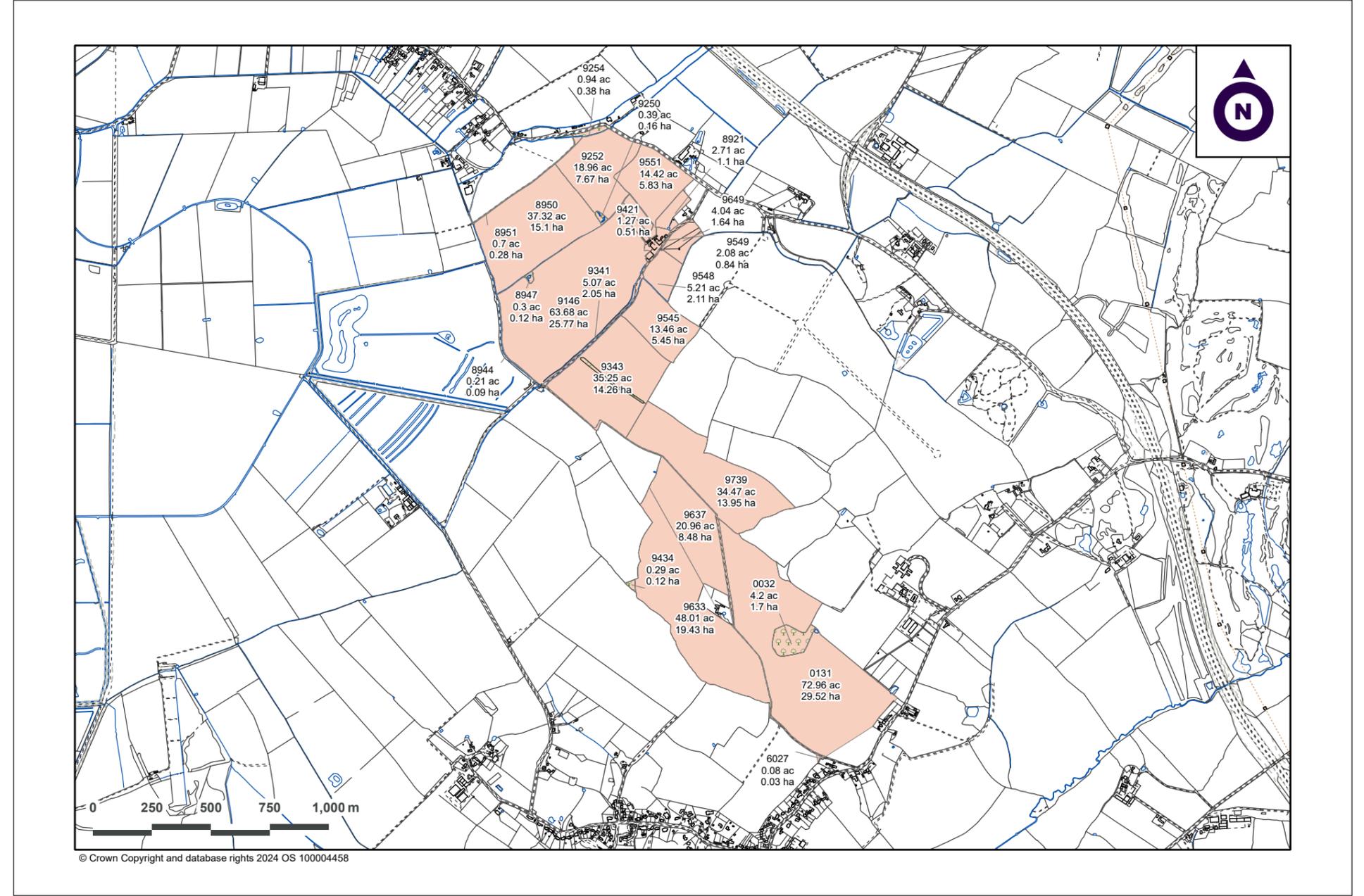
The core of the land is in arable rotation and extends to a ring fence of about 358 acres (144 ha) of productive ground. Split into large, farmable enclosures they are easily accessed via a series of hardcore tracks and is generally underdrained.

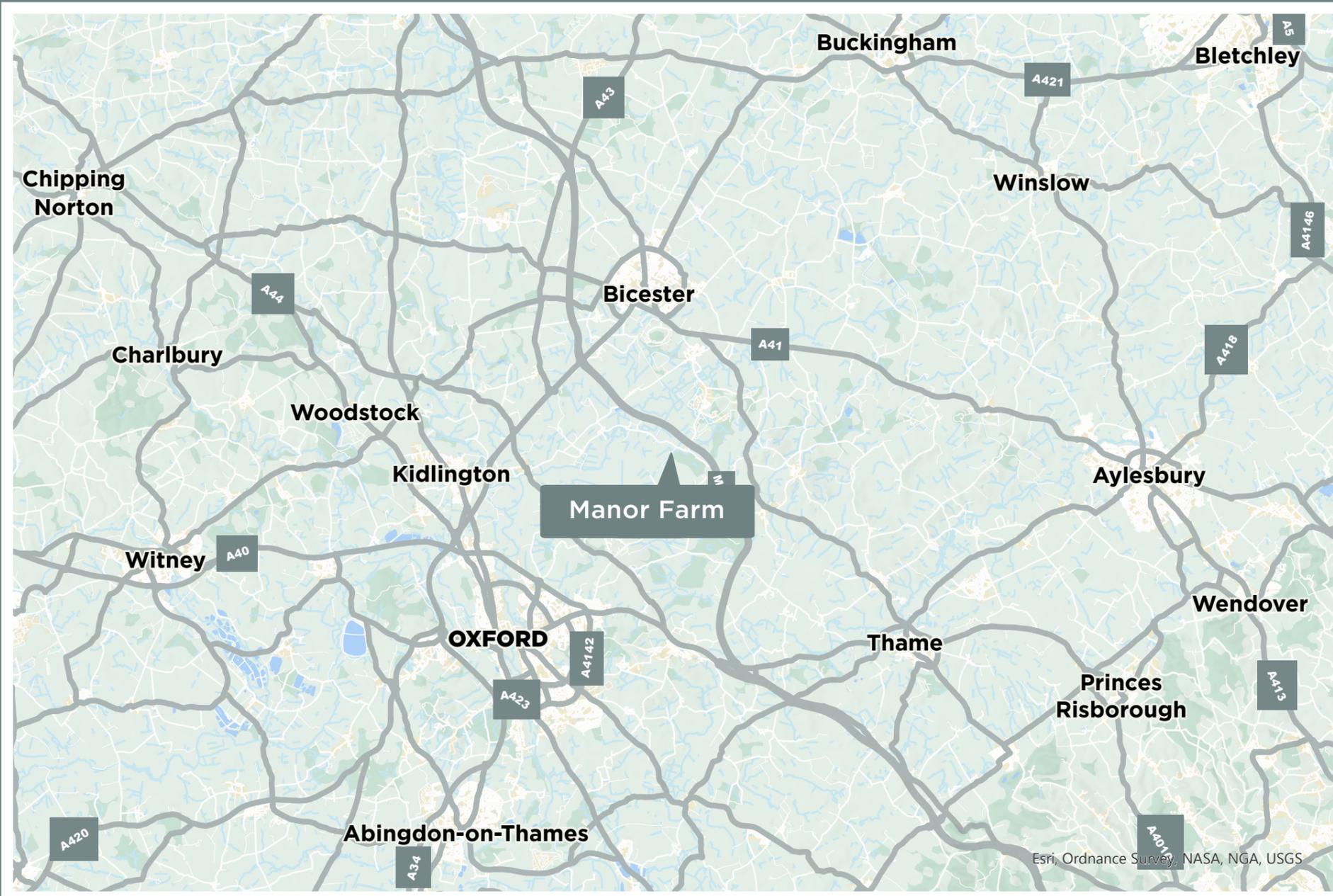
Around the house and farmyard are about 15 acres (6ha) of paddocks which are used for equine purposes. There is a small block of woodland extending to 4 acres (1.6ha) located within the farm itself.

The land is not currently under any schemes and is predominantly grade 4 and is further characterised as being mainly base rich loamy soils. Farmed in hand, a cropping schedule is available on request.

Access is available to council-maintained roads at each end of the farm including Fencott Road at Whitehouse Green to the north and Brill Road at Horton cum Studley to the east.







Method of Sale

For sale by Private Treaty as a whole.

Tenure & Possession

Freehold and with vacant possession available subject to holdover for the 2024 harvest.

Sporting

The sporting rights in as far as they are owned are included within the sale.

Planning

We understand that the farmhouse was built / converted subject to an Agricultural Occupancy Condition which confirms:

The occupation of the dwelling(s) shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined by Section 290(1) of the Town & Country Planning Act, 1971, or in forestry, or a dependent of such person residing with him or her or a widow or widower of such a person.

Further details available on request.

Designations

The property is within the Oxford Green belt but is free from any other designations. It is adjacent to the Ottmoor Nature reserve.

Holdover & Early Entry

Holdover is reserved to permit the harvesting of all growing crops. Early entry may be allowed at the purchasers own risk.

Drainage

We understand the majority of the land is all under drained. Further information available on request.

Services

We have not undertaken our own investigations but understand that mains water and electricity serve the main house. Drainage is to a private system and heating is oil fired. Fibre broadband is available to the house via Gigaclere.

Wayleaves, Easements & Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes, whether specifically referred to or not.

As well as a number of public rights of way there is a right of way through the main farm track in favour of adjacent land belonging to the RSPB and BBOWT.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agents nor the vendor takes responsibility.

Sporting Timber & Mineral Rights

The mineral, sporting and timber rights are included in the sale of the freehold in so far as that are owned.

EPC ratings

Building	Rating
Manor Farmhouse	F 37

Local Authority

Cherwell District council
<https://www.cherwell.gov.uk/>

Viewings

Viewings are by appointment only by contacting the sole selling agents Carter Jonas, Oxford.



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