



Merrick Hill Farm, Godington,
Oxfordshire, OX27 9AE

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Bicester approx. 5 miles (Marylebone in under an hour), Oxford approx. 15 miles, London approx. 50 miles.

MERRICK HILL FARM, GODINGTON, OXFORDSHIRE, OX27 9AE

AN EXCEPTIONAL EQUESTRIAN ESTABLISHMENT IN A TRULY IDYLIC RURAL LOCATION SET DOWN A COUNTRY LANE, A REAL ONE OFF OPPORTUNITY TO ACQUIRE A STUNNING SMALL FARM. THE PROPERTY COMPRISES A SUPERB CONTEMPORARY RESIDENCE, NUMEROUS YARDS, BARNS AND HIGH QUALITY STABLING STANDING IN CIRCA 42.5 ACRES (17.36 Ha) DIRECT BRIDLEWAY ACCESS FROM THE LANE

FOR SALE FREEHOLD subject to equestrian occupancy restriction

DESCRIPTION

The location of Merrick Hill Farm is outstanding, found down a country lane, the house nestled at the bottom of its own drive, said drive picturesquely flanked by the properties initial land. The house sits in the middle of its grounds and enjoys wonderful seclusion and no near neighbours and there is still scope to create ones own gardens and landscaping.

The house is only recently completed, with attractive stone elevations under a slate roof benefitting from timber casement double glazed windows. The heating is produced via an air source heat pump, underfloor heating to the ground floor and elegant cast iron radiators to the first floor. The exterior and interior comprise oak joinery and plaster coving and plaster roses adorn the ceilings.

At the entrance is an impressive oak and stone porch where a door proceeds into the reception hall, here is the staircase and beneath that a sensor lit cupboard. To the left is the sitting room, dual aspect including bi-fold doors to outside, and dominating the room stands an imposing fireplace topped by a heavy gnarled beam, the fireplace intended to accommodate a woodburning stove.

The striking kitchen, dining and living area is open plan, the latter room again with bi-fold doors. A bespoke jade coloured kitchen incorporating a delightful purpose built larder is complimented by chamfered white quartz counters and additional backstands. AEG appliances supplied integrally are a dishwasher, full height fridge, full height freezer, and oven and a microwave. Over the butlers sink a Quoker tap is fitted. A central island hosts a breakfast bar, the induction hob and extractor system, more quartz worktop, and the cupboards change shade

to a more grey tone that ties in and blends into the boot room where there are further cupboards and white quartz. Herein stands an Everhot Aga range cooker and an under counter sanctuary for the dog has been thoughtfully incorporated. Off the boot room is a wet room and shower.

The landing affords a study area benefitting from views that gaze up the drive and there are four/five bedrooms across the first and second floors. In the principle bedroom is a Juliette balcony, a dressing room and the ensuite has marble effect porcelain walls and flooring, an 'Old England' vintage Suffolk basin and pedestal and a slipper bath, its taps on upstands. An independent cubicle has both a hand held and overhead rainfall shower. The bathroom serving the remaining two double bedrooms is of an equal standard, this time the flooring a distressed wood look and the walls a textured navy blue metro tile. The bath is a freestanding roll top type with ball and claw feet and an overhead shower. The ensuite and bathroom have chrome furnishings. On the second floor are two connecting rooms, an interesting porthole window in the gable end of the easterly room.

OUTSIDE

Surrounding the house is a blank canvas of grass waiting for a befitting garden to be constructed, a feature that would complete the fabulous approach and setting.

THE YARDS AND BARNS

The facilities are noteworthy, not only in terms of the substantial range offered but also the specification. The barns are to the east of the residence and all are

sturdy steel framed and a mix of block and box cladding with concrete fibre roofs. I shall describe them briefly individually.

THE PRIMARY YARD

The layout is better explained on the plans laid out in the brochure however for the purposes of detail the primary yard is securely gated and the two barns and the area between all sport concrete hardstanding. To the left are the 'Bradmore' sliding door stables on both sides of the yard with 'Hancox' Victorian range stables filling in the bottom of the U. Feeders and automatic drinkers are installed. Prior to the stables on each side are 2 stalls (4 in total).

On the right attached to the main barn is a long porch with a door into a day room that has wainscot panelling and wood laminate flooring. On one end is a shower and cloakroom and at the other a tack or rug room that has plumbing and waste for a washing machine. Adjacent the day room is another room that also has plumbing and waste in situ and a fixed ladder takes you up to a large boarded out attic space with windows overlooking the yard below.

The second yard is set up for stallions containing large 'Hancox' boxes all equipped with automatic drinkers, swivel feeders and rear doors providing walk out access at the front and back.

Beyond the primary yard is another secure gate and then further considerable concrete hardstanding, part of which accommodates the muck heap. Left is an open bay barn with a concrete floor and straight ahead another barn partially open bay and gated.

To state the stabling is smart would be a significant understatement.

MOBILE HOME – Stood afront the yards is a superb mobile home in pristine condition comprising a sitting room, fitted kitchen, 2 bedrooms and a shower room. It is of the Pemberton 'Abingdon' range and has water, electricity, LPG central heating and private drainage.

THE LAND

At the entrance to the property is a gated drive that gently slopes down to the house and buildings lending a bewitching scenic arrival. The drive is flanked by pretty post and railed pasture divided into 4 paddocks, a field shelter in one of the smaller paddocks.

North of the house and yards are more fields of level pasture.

Behind the mobile home is an old manege/turn out paddock.

Running through and bounding some of the land is a stream and enclosing the whole of the property are mature hedges and post and wire fencing.

All told Merrick Hill Farm occupies some 42.5 acres (17.365 Ha).

A bridleway can be accessed directly from the lane that enjoys splendid riding to the nearby villages. Similarly many footpaths enjoy the same.

SERVICES – Mains water and electricity. Private drainage (2 Klargesters serving the house, yard and mobile home) Air source heat pump to the house. LPG tanks to the mobile home. Mains water to the yards and fields. 3 phase electricity to the yards.

LOCATION

Godington is a small rural village deriving its name from the Old English of either Godan Dun (the hill of goda) or Godinga Dun (goda's people). The mediaeval church of The Holy Trinity was rebuilt in 1792 and then restored in 1852 and again in 1905, two of the original bells were sold to fund the 1792 rebuild. The parish is bounded on all sides by Birne Brook which demarcates the count line with Buckinghamshire. Marsh Gibbon is approximately 4 miles south and has a good shop for day to day needs. Bicester is 5 miles distant, Oxford 15 miles, Buckingham 10 miles and London 50 miles.

Bicester North train station provides a service to Marylebone in under an hour and Bicester Village a regular service to Oxford in 16 minutes.

Preparatory schools at Ashfold, Oxford and Akeley.

Primary schools in Fringford and Marsh Gibbon.

Secondary school in Bicester.

Public schools at Stowe and Oxford.

COUNCIL TAX – To be confirmed

VIEWING – Strictly via the vendors agent.





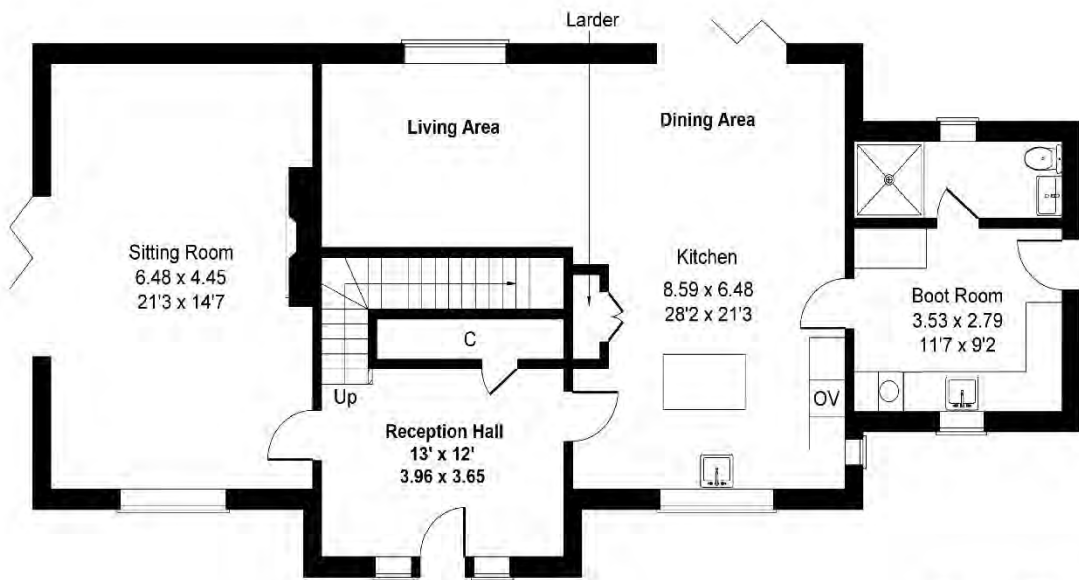




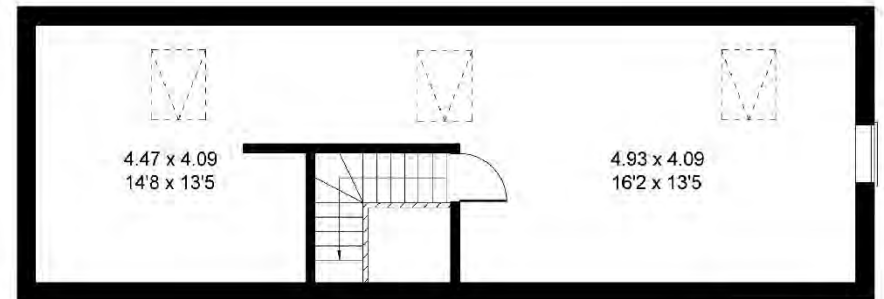
Merrick Hill Farm

Approximate Gross Internal Area = 253.59 sq m / 2729.68 sq ft

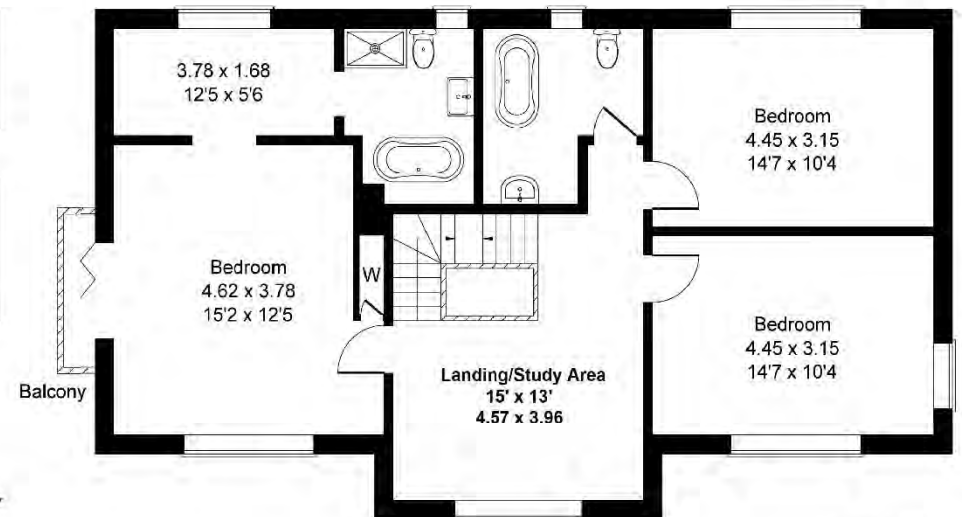
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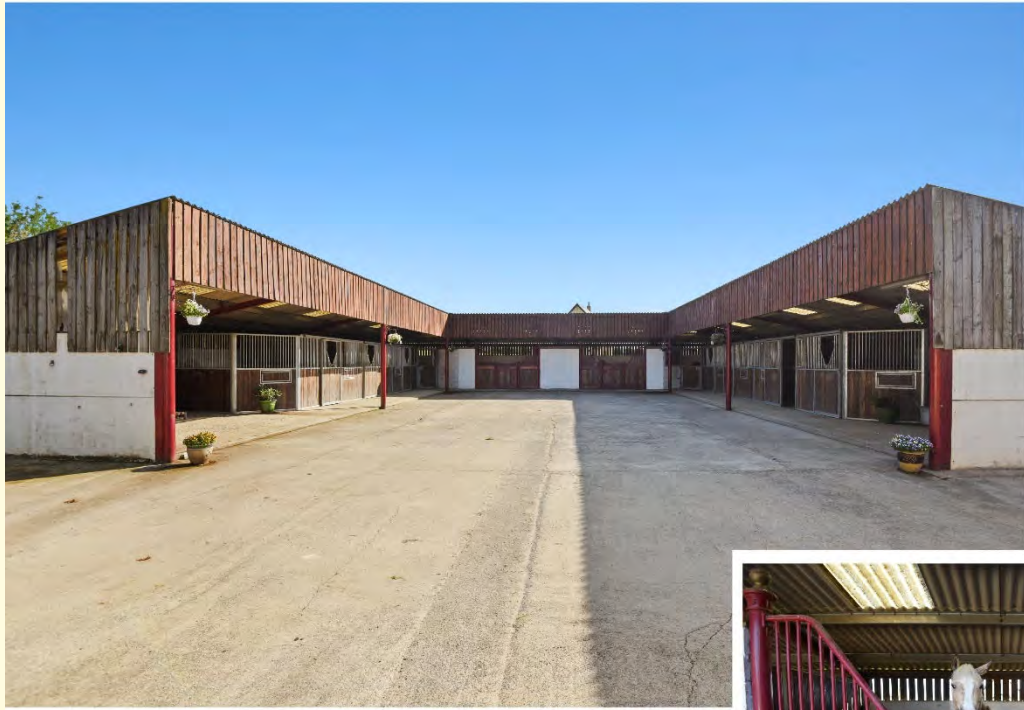
Ground Floor

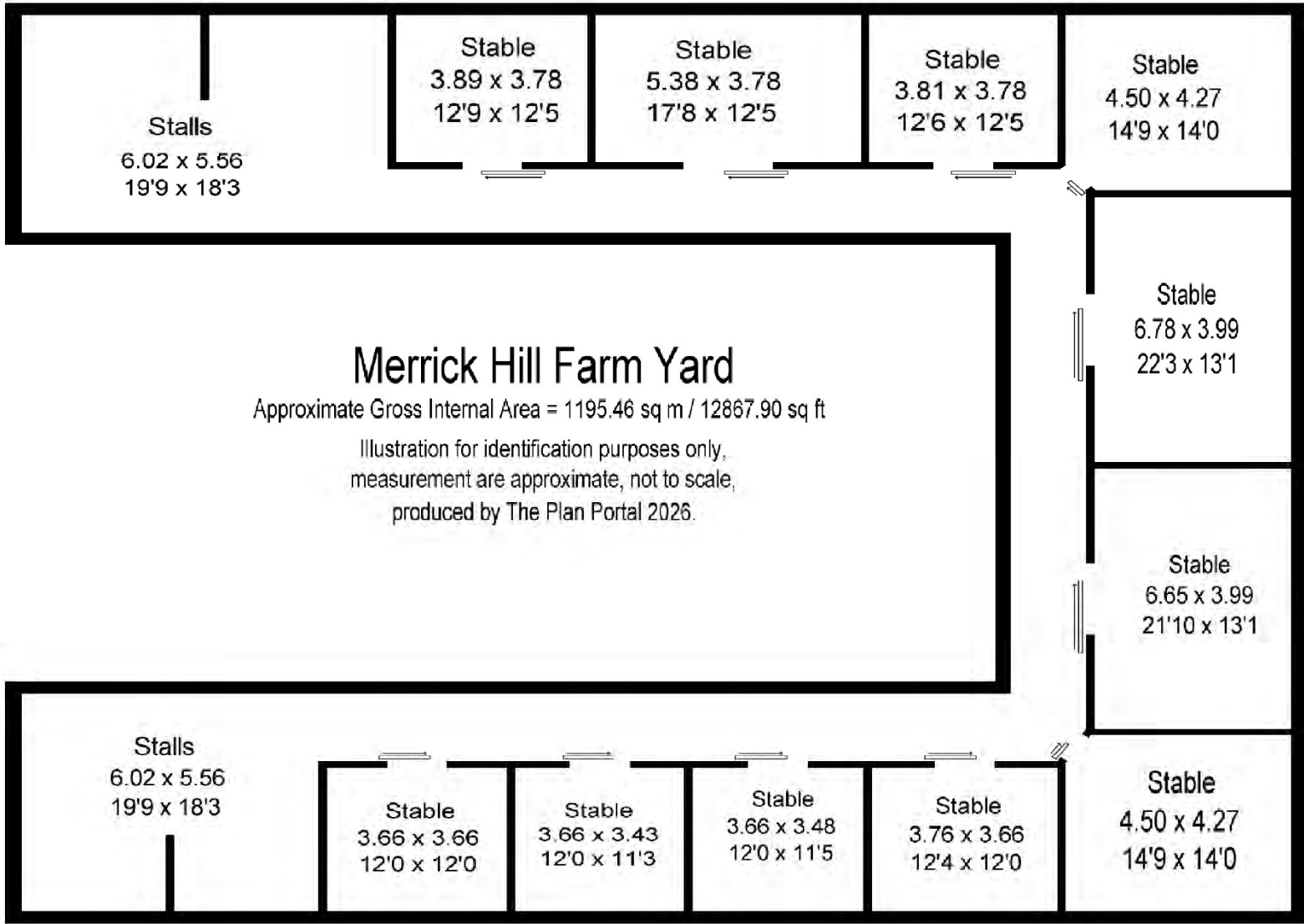


Second Floor



First Floor





Merrick Hill Farm Yard

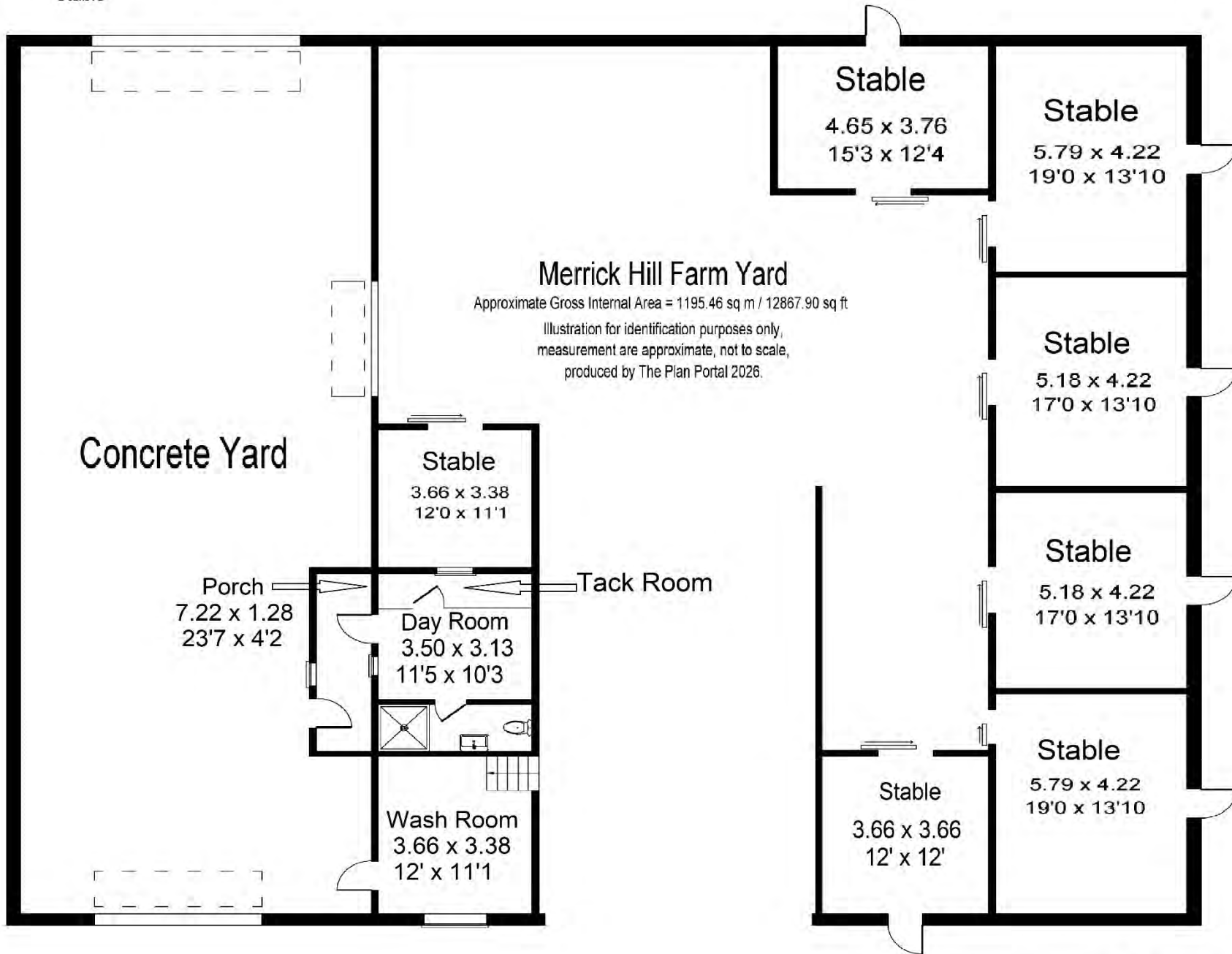
Approximate Gross Internal Area = 1195.46 sq m / 12867.90 sq ft

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Yard 1



Stable



Second Yard

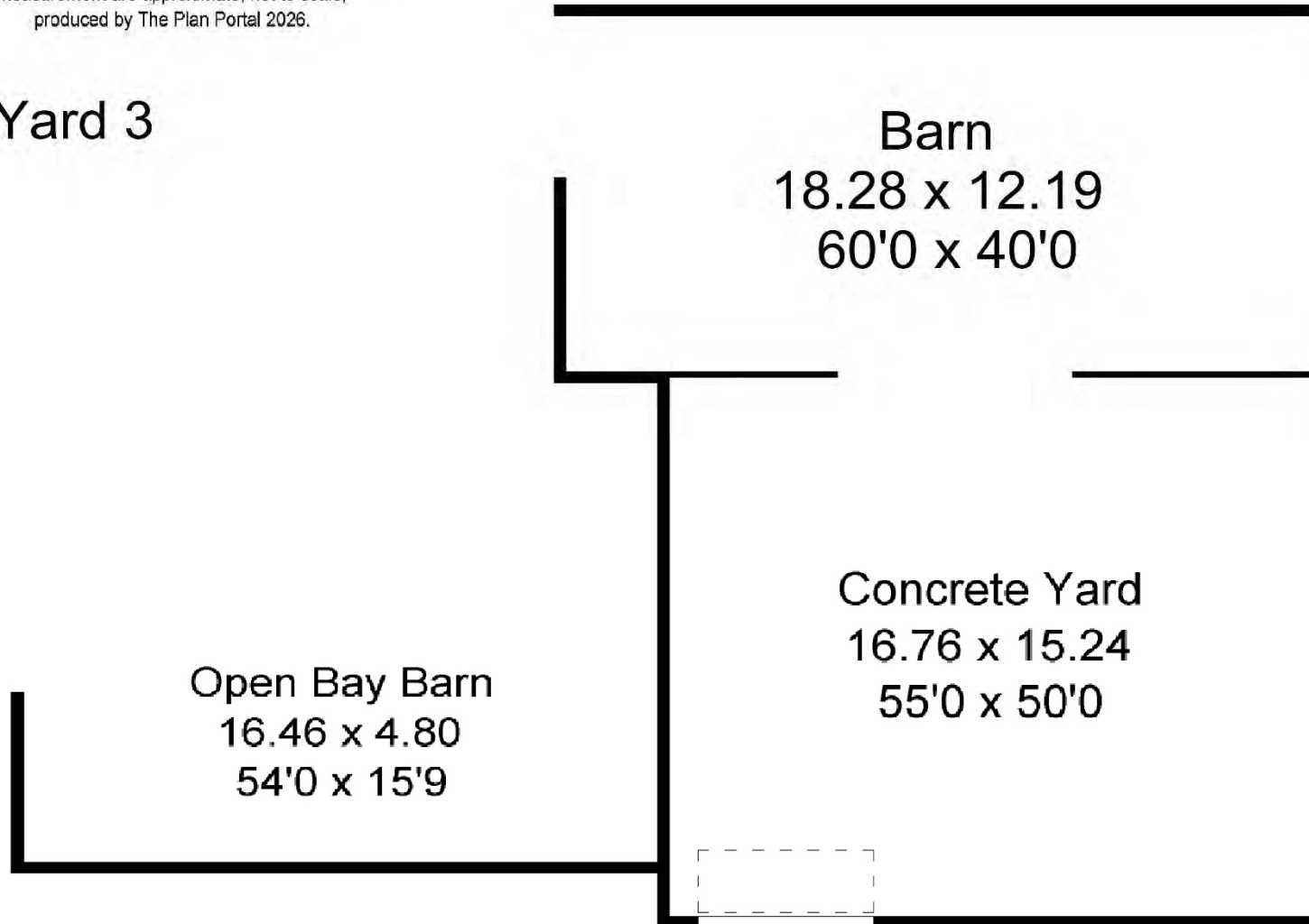


Merrick Hill Farm Yard

Approximate Gross Internal Area = 1195.46 sq m / 12867.90 sq ft

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Yard 3







IMPORTANT NOTICE

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- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
- 4 Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.
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- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.

