Manor Farm
MARSWORTH • TRING • BUCKINGHAMSHIRE • HP23 4NA

A wonderful residential and equestrian farm
dating back to the 16th century and set in
120 acres of beautiful countryside

Tring Station – 4 miles (London Euston from 35 minutes) • Junction 20 (M25) – 15.6 miles
Luton Airport 16.5 miles • Heathrow Airport 35 miles • Central London – 41 miles
(Distances are approximate)

Grade II Listed Farmhouse with six bedrooms and three bathrooms
Converted Granary with two units and three bedrooms
Beautiful gardens with a large spring-fed pond – a haven for wildlife
Range of traditional and modern farm buildings
Excellent equestrian facilities including an indoor and outdoor arena;
all-weather gallop, cross country course and 25 stables

110 acres of productive pasture
There is ample hard-standing for storage, the outbuildings extend to 25,022 sq ft / 2,324.6 sq m
which provide a range of opportunities (subject to planning)
In all 120 acres (48.3 ha)

Savills
Louise Harrison
33 Margaret Street, London
W1G 0JD
Lharrison@savills.com
0207 016 3715

Savills Amersham
Nick Pounce
55 Hill Ave, Amersham
HP6 5BX
npounce@savills.com
01494 725636

Savills Equestrian
Hugh Maconochie
33 Margaret Street, London
W1G 0JD
hmaconochie@savills.com
0207 016 3713

Your attention is drawn to the Important Notice on the last page of the text
SUMMARY
Manor Farm is steeped in history and is understood to date back to the 16th century. The property is tucked away on a no through lane in Marsworth near Tring; a highly sought after location due to its proximity to the Chiltern Hills Area of Outstanding Natural Beauty and excellent road, rail and air connections. The property has been a wonderful family home for over 25 years, which includes a substantial six bedroom period farmhouse, a converted Granary with two staff flats along with beautiful gardens and grounds. Outside, the farm boasts a number of farm buildings, excellent equestrian facilities including indoor and outdoor riding ménages, all weather gallops and stabling. In all it extends to about 120 acres.

SITUATION
Situated on the edge of the Chilterns Area of Outstanding Natural Beauty, the farm is surrounded by open countryside with views towards Ivinghoe Beacon. Located in the village of Marsworth just four miles from Tring in Buckinghamshire, the property is positioned on a no-through country lane which adjoins the Wendover arm of the Grand Union Canal providing great access to country walks. The nearby reservoirs at Tring and College Lake are famous for their wildlife and water fowl whilst the Chilterns AONB provides plentiful access for walking and riding.

The area boasts excellent communication links, with train stations at Cheddington and Tring providing fast direct services to London Euston from 35 minutes, and the A41 providing access to the M25. Luton Airport is 16.5 miles east.

Tring is a small market town with shops, cafes, bars and restaurants. The Red Lion in Marsworth is a popular local pub serving good food.

Buckinghamshire is renowned for its excellent educational facilities including secondary schools such as Aylesbury Grammar School for boys & Aylesbury High School for girls both within 8 miles. The popular Tring Park School for Performing Arts is about 3 miles away.
THE HOUSE

Manor Farmhouse dates back to the 16th century and still retains many character features including an inglenook fireplace, sash windows and a wealth of beams.

The attractive detached house extends to 4,745 sq ft and includes a welcoming reception hall, large family kitchen, drawing room with French doors into the garden, sitting room, dining room and study with a utility room and back kitchen. The Grade II Listed property has been sympathetically extended and the first floor offers a large master bedroom, five further bedrooms and three bathrooms.

Unusual points of historic interest include the "wages window" in the sitting room, a range of wig cupboards next to the fireplace in one of the bedrooms, and stonework reputedly dating from the King Henry VIII Reformation. Externally, there are still signs of the original dog kennel set into the brick wall enclosing the garden in front of the oldest part of the house, it would have been on here that the milk churns would have been placed for collection by horse and cart.

GARDENS AND GROUNDS

The formal gardens extend to the south with a large, level lawn, stocked borders and a timber bridge over the spring-fed pond which is a haven for wildlife and is often populated by ducks, swans and moorhens. Occasionally, you can even spot a kingfisher.

The wide flagstone terrace is a wonderful suntrap and is the perfect backdrop for vintage roses. There is also an abundance of apple and damson trees as well as a pear tree near the pond.

ANCILLARY ACCOMMODATION

The Granary, a detached building situated in the courtyard is divided into two flats. The first floor flat includes a kitchen sitting room, bedroom and bathroom whilst the second floor flat includes two bedrooms, a kitchen/breakfast room, sitting room, utility and a bathroom. Both are in very good order having been converted in the late nineties. There is a planning condition on this property linking its use with the farm.
FARMLAND
Surrounded by rolling countryside, there are approximately 120 acres of farmland which is predominantly laid to pasture and used for grazing and making hay. The land lies within a ring fence and is bounded by hedgerows and post and rail fencing. One of the larger fields is let to a nearby farmer on a Farm Business Tenancy and sheep are brought onto graze paddocks on an annual grazing licence. There is an additional old vehicular access out to Church Farm Lane which could be upgraded.
### Equestrian Facilities and Outbuildings

Approximate Gross Internal Area

2324.6 sq m / 25022 sq ft

(Excluding Carport / Wash Down Area / Shed)

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### Equestrian Facilities

Manor Farm boasts extensive equestrian facilities. The present owner’s daughter has run a successful equestrian business from the farm for a number of years and the facilities have enabled her to compete in eventing to the highest possible standard including Badminton, Blenheim, Gatcombe and Chatsworth Horse Trials.

The facilities include an indoor riding arena (35m x 25m), an outdoor manege with a wax coated surface (20ft x 60ft), 5 furlong all-weather gallops, 25 stables housed around a courtyard and an American-style barn, additional barns providing storage for vehicles, washroom, hay barn, tack rooms and various tool sheds and workshops. Additionally, there is ample parking space for horseboxes and large vehicles.

The surrounding paddocks include jumps, water splash and gallops measuring almost five furlongs. The water jump was originally the watering hole for the villagers’ cattle.

The facilities currently generate useful revenue as they are regularly hired by individuals, riding clubs and for events. For the keen rider, Manor Farm is close to popular show centres of Bury Farm and Addington Manor Equestrian Centre.

Whilst these buildings are currently predominantly used for agricultural and equestrian purposes, they lend themselves to a wealth of different uses including possible conversion (subject to planning).

There is ample hard-standing for horse trailers and delivers with wide access to all buildings.

Image: Horse at Manor Farm equestrian facilities.
GENERAL REMARKS

METHOD OF SALE AND TENURE
The freehold of the property is offered for sale by private treaty, with vacant possession save for the Farm Business Tenancy of field.

LOCAL AUTHORITY
Aylesbury Vale District Council – Telephone 01296 585858

SERVICES
Mains water, electricity, oil-fired central heating and private drainage.
The Granary EPC rating is an E.

PLANNING
The occupation of the Granary staff quarters is limited “on a person or persons solely or mainly employed, or last employed, in the locality, in agriculture (as defined in Section 336 of the Town and Country Planning Act 1990), or in forestry, or in the breeding, keeping and / or training of horses, or as a domestic servant or gardener, or a dependant of such a person residing with him or her, or a widow/widower of such a person” under application 95/1209/APP

DESIGNATIONS
Manor Farmhouse is Grade II Listed.
Manor Farm falls just outside the Chilterns Area of Outstanding Natural Beauty.

VIEWINGS
By appointment with Savills.

COUNCIL TAX
Manor Farmhouse is Band G
The Granary first floor is Band A
The Granary ground floor is Band C.

NON DOMESTIC RATES
The rateable value is £16,500.
Rates payable for 2019/20: £7,425.49

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY
The property is offered for sale, subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights whether specifically mentioned or not. There is a footpath and a bridlepath crossing the property.

FIXTURES AND FITTINGS
Garden statuary, light fittings and other removable fittings such as rubber matting, portable equipment including the horse walker whether referred to or not, are specifically excluded from the sale, although some may be available by separate negotiation. Tenants fixtures are also excluded.

VALUE ADDED TAX (VAT)
Any guide prices quoted or discussed are exclusive of VAT. As far as we are aware the land has not been opted for tax, however some of the items, which are available by separate negotiation, will attract VAT.

In the event of a sale of the Property or any part of it, or any right attached to it, or any additional items becoming a chargeable event for purposes of VAT, such tax would be payable in addition to the purchase price.