



Period farmhouse with outbuildings & land

Albury Farmhouse, Draycott, nr Thame, Oxfordshire, OX9 2LX

Freehold



Period farmhouse with outbuildings & land

Reception hall • drawing room • dining room • den/study
• kitchen • utility room • pantry • cloakroom • 5 bedrooms
(2 ensuite) • 3 bathrooms • dressing room • attic space •
granary • garaging & stores • stone barn • Dutch barn

Grounds and paddock grazing • In all about 13 acres

Distances

Thame 5 miles, Oxford 10 miles,
M40 (J8A) 2.5 miles,
Haddenham and Thame Parkway
6.5 miles, (London Marylebone
from 40 minutes) ; London 52
miles, Heathrow 36 miles.

Situation

Draycott is situated in
attractive Oxfordshire
countryside, near the
Buckinghamshire border, about
5 miles west of the historic
market town of Thame and 10
miles east of Oxford. The
neighbouring villages of
Tiddington and Ickford provide
pubs, shops, post office and a
primary school. More extensive
amenities are available in
Thame and Oxford.

Communication is excellent
with the M40 (J8A) about 2.5
miles giving convenient access
to Oxford, London,
Birmingham and the Midlands.
Haddenham and Thame
Parkway mainline station
(about 6.5 miles) provides a
regular service to London
Marylebone station from about
40 minutes.

Local schools include
primary at Ickford and Long
Crendon, with secondary at
Lord Williams School, Thame
as well as the numerous well
regarded independent
preparatory and senior schools
in Oxford and Abingdon.

Directions (OX9 2LX)

From Oxford, proceed along
the A40 east towards London.
Leave at the services exit
taking the A418 towards Thame
and Aylesbury. Proceed into
Tiddington turning left, signed
to Ickford, just after the pub.
Proceed out of the village, past
the left turn to Waterstock, and
Albury Farmhouse is found on
the right shortly after a
thatched property. NB Not to
be confused with Albury Farm
(the next drive).





Description

Approached along a private drive Albury Farmhouse is surrounded by its own idyllic gardens and grounds. Constructed of brick beneath a pitched tiled roof, the property is thought to date back to the 1600s and believed to have been extended and remodeled in the 1760s, having evolved since over the years.

An entrance lobby opens to the reception hall. The dining room, with decorative alcoves, and drawing room, with open fireplace, both have French doors to the south facing terrace. The farmhouse kitchen with electric Aga and exposed timbers has doors to a pantry and utility room. The den/study with vaulted ceiling and wood burning stove is thought to have once been the milking parlour.

There is also a rear entrance and cloakroom. On the first floor the principal bedroom, ensuite bathroom and dressing room all enjoy views over the gardens and countryside beyond. There are four further bedrooms, (three double and a single), and two further bathrooms on the first floor. Stairs rise to extensive attic space offering scope to create further accommodation, subject to relevant consents.







Outbuildings

There is a pretty raised granary, which is Grade II Listed and in need of repair. A brick outbuilding near to the house provides garaging and two stores.

Approached on a separate drive is a former farm yard with two barns, one timber with corrugated roof and the other a Dutch barn. In need of repair and attention, they are ideal for horses or other small holding livestock. The barns also offer potential for residential development subject to relevant consents.

Gardens and Grounds

The gardens and grounds surrounding the farmhouse have been lovingly nurtured by the current owners. Extending to about two acres, terraces and lawns in the more formal garden then link up with a stream and small copse, specimen trees include red oak, ash, catalpa and a very old yew tree (TPO) they are a haven to wildlife such as kingfishers and barn owls.

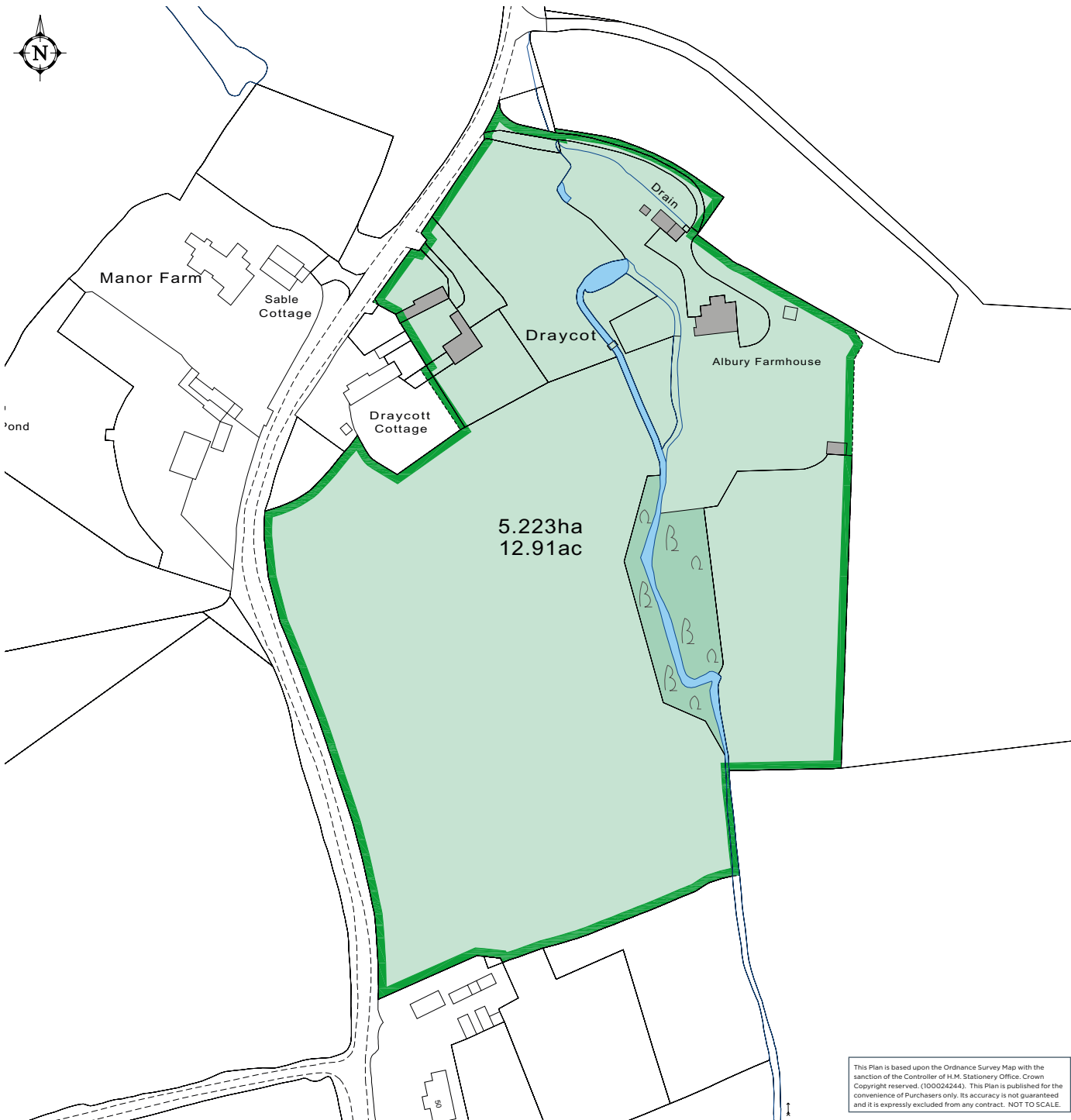
The pasture has ancient ridge and furrow and has not been fertilised during the current ownership, allowing for wonderful wild flowers. There is water to the grazing fields, which extend to about 11 acres.

A swimming pool is now in disrepair having been redundant for many years.

Tucked away to the side of the property, near the garaging, is a fruit and vegetable garden, formerly most productive.

Having been in the same family for over sixty years, Albury Farmhouse is a most charming property in need of updating and offering huge potential. In a rural position, yet extremely well located, it offers a fabulous opportunity to the next lucky custodians.





General Remarks

Services

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

Local Authority

Aylesbury Vale District Council

Agents Notes

Draycott Cottage has right of access to the yard to read water metre. There is a wayleave for an electricity pole.

Council Tax

Band H

Tenure

Freehold

Viewings

Strictly, by appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property in order that you do not make a wasted journey.

Fixtures and Fittings

Those items mentioned in these sale particulars are included in the freehold sale as are the fitted carpets. All other fixtures, fittings, furnishings and garden statutory are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100024244). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

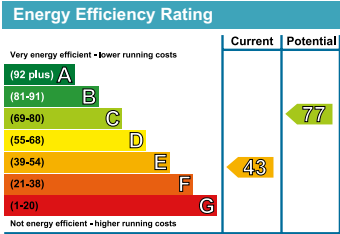
Albury Farmhouse, Draycott, nr Thame, Oxfordshire, OX9 2LX
Gross internal area (approx) 360.8 sq m / 3884 sq ft
Garage 12.8 sq m / 138 sq ft
Outbuilding 235.2 sq m / 2532 sq ft
Total 608.8 sq m / 6554 sq ft (Including Loft Space / Excluding Open Barn)
Including Limited Use Area (20.3 sq m / 218 sq ft)



savills

savills.co.uk

Nicky Quentel
Savills Summertown, Oxford
01865 339700
nquentel@savills.com



For identification only. Not to scale. © 22/05/18 NQ

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs taken May 2022. Brochure by wordperfectprint.com

