



**Rose Garth, Water Lane, Ford,  
Buckinghamshire, HP17 8XD**

**W. HUMPHRIES**  
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 5 miles, Thame 6 miles, Thame & Haddenham Parkway 2.6 miles (Marylebone 36 mins & an hour from Aylesbury and the Parkway respectively)

## **ROSE GARTH, WATER LANE, FORD, BUCKINGHAMSHIRE, HP17 8XD**

**THIS SUPERB RURAL EQUESTRIAN PROPERTY IN A TOTAL PLOT OF CIRCA 2.13 ACRES COMPRISING AN EXTENDED PERIOD COTTAGE WITH LOVELY GARDENS AND A YARD THAT HAS EXCELLENT FACILITIES INCLUDING 3 STABLES, A HAY BARN, FEED ROOM. 1.7 ACRES OF GRAZING. ALL FOUND NESTLED DOWN A COUNTRY LANE.**

**4 Reception Room, 3 Bedroom Cottage. Yard with Electricity and Water. Double Garage. Office. 2 Paddocks of Level Pasture**

### **FOR SALE FREEHOLD**

#### **DESCRIPTION**

Rose Garth dates from c.1885, the current owners have, over the last 24 years, rejuvenated the Property, adding a substantial extension. There are some charming features, with solid wood doors throughout and the ground floor adorned with a mix of Indian sandstone and wood flooring. At the entrance, there is a lobby and then a further cloakroom, each providing excellent storage for coats and boots. From the lobby you arrive at the garden room, providing an excellent additional living space, with bi-fold glass doors opening onto the gardens. It is then open plan through to a kitchen / diner, the first having an impressive, vaulted ceiling and a selection of natural wood and painted wood units topped with black granite surfaces, with a (less than a year old) 'Leisure' rangemaster that has 3 ovens, a grill, 5 gas burner hob and electric griddle/hotplate. Beyond is the boot room where there is a sink, a deep larder and cupboards, this rooms currently acts as the tack room, said cupboards provide more than enough storage for outdoor equipment.

The dining and sitting rooms are separated by a wide beamed arch and enjoy a pleasant outlook over fields. the sitting room has a fireplace and cast-iron wood burning stove. Off the sitting room there is a study that has lots of fitted shelves on two walls and its own stable door entrance. The downstairs benefits from a cloakroom containing a wc and stone wash basin in a counter with a vanity unit below.

On the first floor the landing has a linen closet. The two original bedrooms are good sized doubles that boast high ceilings, the one facing the front of the property overlooking a paddock and pond. At the back of the house, in the extension, there is a wonderful main bedroom, from which you can see the gardens and a glimpse of the yard and land. The bedrooms are served by a family bathroom, its white suite consisting of a wc, wash basin and freestanding roll top bath with ball and claw feet. The shower cubicle stands separately in the corner

#### **OUTSIDE**

In front of the cottage is a nice lawn, flowers, shrubs and bushes, and the driveway has a 5 bar gate prior to the parking. The drive continues on to the garaging and yard.

The cottage boasts wonderful gardens taken in from a curved stone patio. To the side of the manicured lawn are raised brick beds for a vegetable patch and a block paved path leads to a pretty seating area surrounded by trees and sheltered with an arbour. Near the cottage slate chips surround a pink flowering hawthorn and form the way to the yard and driveway.

At the end of the garden is an orchard hosting productive specimen apple and plum trees.



## THE YARD

Entry to the yard is to the right of the double garage (timber construction and a new steel roof) which has a concrete floor, power, lighting and two double timber doors.

Opposite sits an office of timber construction, fully insulated, with upvc double glazed windows/door, floorboards, power, lighting and underfloor heating. The entirety of the yard is on hardstanding (concrete) and has room to park a lorry. The stable block by 'Chart' (timber on a brick base, with steel roof) comprises three boxes, all have rubber matting, power, lighting and one has cctv installed.

Across from the stables is a 40 bale open hay barn and lockable feed room, again with power and lighting.

Before the land you will find a turn out pen and field shelter supplied again with lighting and rubber matting. This time the shelter is also rubber lined.

Mains water is connected to the yard. The land is made up of two paddocks, one sub divided, and all is part bordered by a drainage ditch. The gate areas have a good underbelly of stone and the whole perimeter of the level pasture has an electric fence. A mains fed water trough is provided to the fields.

In a corner sits a 10ft x 8ft polytunnel furnished with a planter and benches.

**AGENTS NOTE:** The vendors have various machinery and equipment to service the property that they would be willing to sell subject to negotiation.

## LOCATION

Ford is a lovely hamlet in the parish of Dinton with Ford and Upton located some 5 miles from Aylesbury and 6 miles from Thame. Its name is derived from Anglo Saxon origin and simply refers to the place where the road crosses a stream. The parish has a long history with ancient artefacts dating back to the bronze and Neolithic age and today you can enjoy footpaths and walks over the wonderful surrounding countryside.

The grade II listed 17<sup>th</sup> century inn The Dinton Hermit in the hamlet has an excellent reputation serving fine food and offering events and rooms, its name taken from a local legend, a gentleman named Simon Mayne who was a staunch parliamentarian and close friend of Oliver Cromwell. Upon Charles II



return he took himself away to a nearby underground cave and lived there until his death in 1696.

The village of Dinton (1.4 miles) offers a cricket club, village hall and 12<sup>th</sup> century church and excellent amenities can be found in Haddenham (2.6 miles). Thame and Haddenham parkway station provides a train service to Marylebone in under 40 minutes and the M40 (J6) is approximately 11.5 miles. Oxford is just over 23 miles away.



## EDUCATION

Preparatory Schools at Ashfold and Oxford.

Primary Schools in Dinton, Cuddington and Stone.

Secondary School at Aylesbury.

Public Schools at Oxford, Berkhamsted and Stowe.

Grammar Schools at Aylesbury.

**COUNCIL TAX** – Band E £2,768.45

**SERVICES:** Mains water, electric, drainage, LPG fired central heating.



# Rosegarth

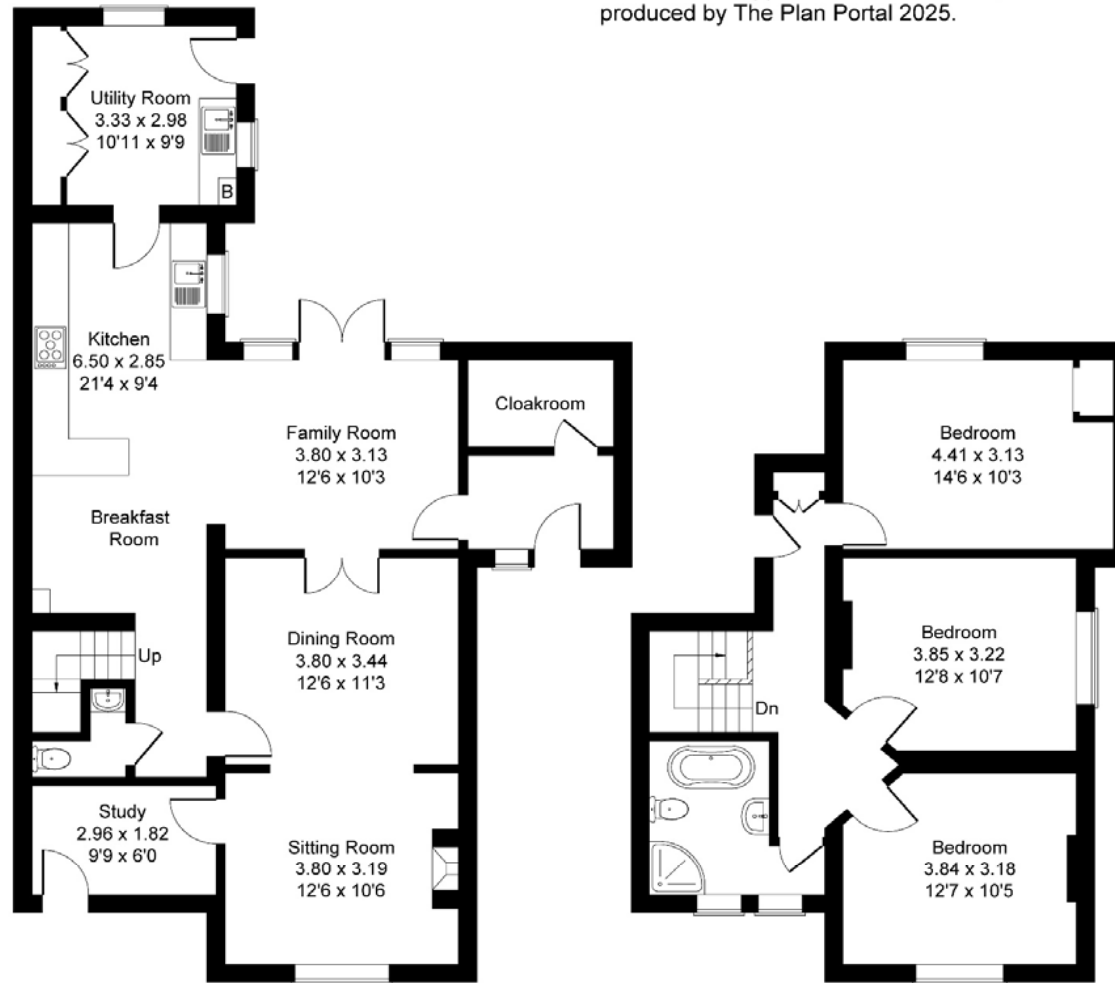
Approximate Gross Internal Area = 148.47 sq m / 1598.11 sq ft

Garage = 28.76 sq m / 309.57 sq ft

Outbuildings = 76.20 sq m / 820.20 sq ft

Total = 253.43 sq m / 2727.88 sq ft

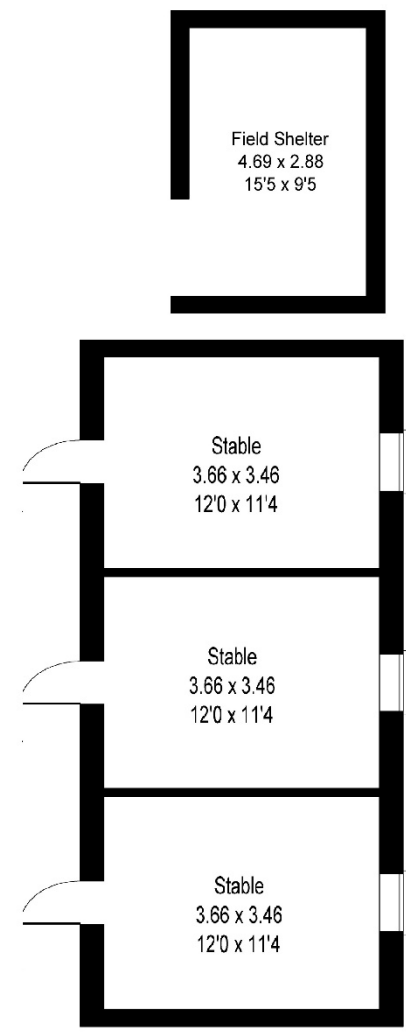
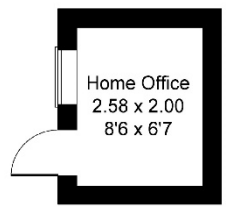
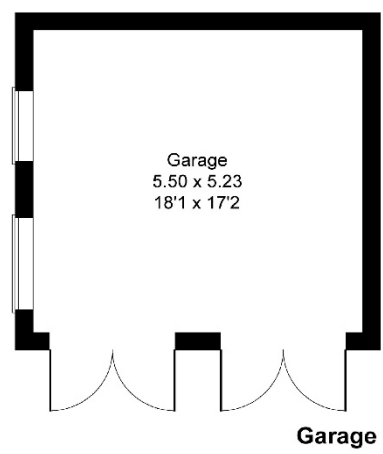
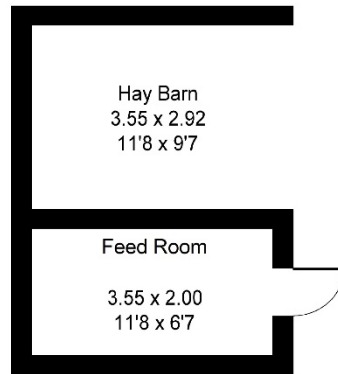
Illustration for identification purposes only,  
measurements are approximate, not to scale,  
produced by The Plan Portal 2025.



Ground Floor

First Floor

Garage = 28.76 sq m / 309.57 sq ft  
Outbuildings = 76.20 sq m / 820.20 sq ft















#### 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.

