



BRILL ROAD, LUDGERSHALL,
BUCKINGHAMSHIRE

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Bicester 8 miles, Thame 8 miles, Aylesbury 13 miles, Oxford 16 miles
BRILL ROAD, LUDGERSHALL, BUCKINGHAMSHIRE

CIRCA 22.78 ACRES (9.22 HECTARES) OF PASTURE JUST OUTSIDE THE VILLAGE OF LUDGERSHALL

GUIDE PRICE £250,000 Freehold

We are pleased to offer some 22.78 acres (9.22 hectares) of mildly undulating but mainly level permanent grassland around a quarter of a mile southwest of Ludgershall village.

There are two gated access points from the road, one at the northern end and another at the southern end, the former having concrete and hardstanding at the entrance. The majority of the boundaries are post and wire, stockproof fenced in part, but all with mature hedging.

A stream or backstream runs through the land however in terms of flow, upon inspection in mid-September 2023 the stream bed was dry and in effect becomes a ditch. A bridge is in situ providing a crossing between the two fields.

Mains water serves the land, the pipe coming in at the northern tip of the verge which is connected to an automatic trough a short distance from the northern entrance gate. It is a sub metered supply, the meter outside some land nearby.

The northeastern boundary is adjacent the Chiltern rail line and the northerly gate into the land can be found almost immediately on the right over the bridge as you come from Ludgershall.

LOCATION

Ludgershall derives from the Old English words Lute-Gar and Halh and translates to 'Nook with a trapping Spear'.

The village, which sits on the Oxon/Bucks border has a 14th Century Church and a large village green. Although the populus and number of houses has increased over time the north end of Ludgershall still upon its approach is the aforementioned green with a scattering of Cottages, many being 17th Century.

There is a village pond and fishing club, childrens play area, and a popular pub/restaurant.

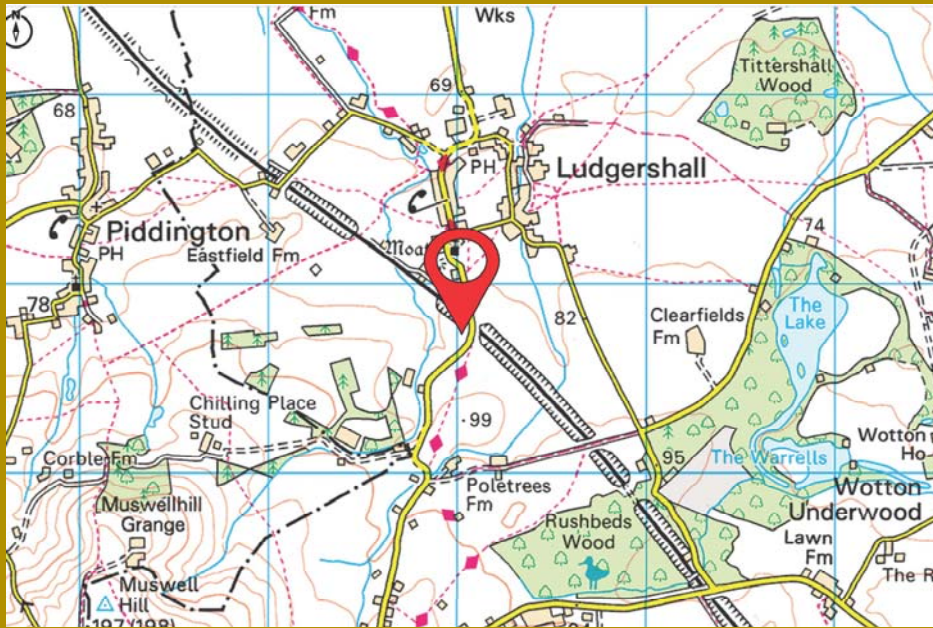
Rail connections are good with Bicester (7 miles) providing a service to Marylebone in 70 minutes and Thame (9miles) and Aylesbury (12 miles) also arriving at Marylebone in under an hour. Oxford (16 miles) has a service to Paddington taking approximately 70 minutes. The M40 is about 9 miles.



IMPORTANT NOTICE

W. HUMPHRIES for themselves and as Agents to the Vendors of the property give notice that:

- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 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.



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PURPOSES ONLY**