



**1 Oak Cottages, Hogshaw,
Buckinghamshire, MK18 3LA**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



**Aylesbury 7 miles (Marylebone 55 mins) Bicester 15 miles (M40 Jnc 9) all distances/times approx.
ADDINGTON EQUESTRIAN CENTRE & BURY FARM EQUESTRIAN VILLAGE NEARBY**

**AN EQUESTRIAN ESTABLISHMENT SAT UNDER THE QUANTON HILLS
COMPRISING A 3 BEDROOM HOUSE, EXCELLENT FACILITIES AND CIRCA 3.38
ACRES (1.37 Ha). FANTASTIC RIDING FROM THE NEARBY BRIDLEWAYS**

**3 Bedroom House with Kitchen/Dining Room, Sitting Room & Boot Room. Yard of 6
Stables, Tack Room, Feed Store & Hay Barn. Turn Out Pen. 40m x 20m All Weather
Manege. Paddocks.**

GUIDE PRICE £850,000 Freehold

DESCRIPTION

1 Oak Cottages is in the rural hamlet of Hogshaw, set in superb countryside at the foot of, and looking up to, the Quainton Hills. Along this gated road location is a wonderful bridleways network across the hills and beyond.

As you enter the property the house stands on the right in its large garden, a 1950's semi detached dwelling with an open plan kitchen and dining room, sitting room that has a working fire, a useful boot room/utility and cloakroom, three bedrooms and an upstairs bathroom. There is scope to dramatically increase the accommodation and extend, although obviously subject to the necessary consents.

Outside is plenty of parking and hardstanding for parking (including lorries) and the yard is enclosed and accessed through five bar gates. From the yard are hardcore tracks to the paddocks and the manege, the manege being post and railed, 40m x 20m with a sand and carpet fibre surface, and it has floodlights. The stables and buildings are timber construction, one block on a brick base. Six loose boxes are available, a secure tack room, a covered feed/hay store and a hay/machinery barn.

The yard is concrete with drainage installed. Mains power and water are connected, again this area is floodlit, and there is a wash down boom and hose. Adjacent a turn out coral is provided.

The land is divided into paddocks and has separate road access.

LOCATION

Hogshaw is a civil parish within Aylesbury Vale district in Buckinghamshire, England. It comprises the two ancient villages of Hogshaw and Fulbrook, though neither exist in their entirety any more. It is in the Aylesbury Vale, between East Claydon and Quainton.

The village name 'Hogshaw' is Anglo Saxon in origin, and means 'Hogg's brook' (where 'Hogg' is someone's personal name). In the Domesday Book of 1086 it was recorded as Hoggscagea. Anciently the parish was in the possession of the Knights Templar, and when that order was abolished, the Knights Hospitaller. It began as the Hogshaw Nunnery and then became the Hogshaw Commandery in the 15th century. However in the Dissolution of the Monasteries in 1547 the

parish was seized by the Crown. It was after this time that the villages become depopulated. It was in 1720 that the church was officially depopulated for financial reasons, and the remaining villagers forced to worship at East Claydon. The church was demolished shortly after. All that remains of the two villages today is a handful of houses.

The surrounding market towns and villages provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quainton Steam Railway. Extensive shopping facilities are situated at Bicester Village Retail Outlet, Friar's Square Centre in Aylesbury, and Milton Keynes.

The A41 provides easy access into Aylesbury, Bicester and the M40 network. Rail connections are fast and convenient on the Chiltern Turbo reaching London Marylebone in under an hour from Aylesbury. Services to Euston are available from Cheddington and Leighton Buzzard. Aylesbury Parkway provides a link to Marylebone at Fleet Marston.

EDUCATION

Primary Schools at East Claydon, Steple Claydon & Winslow
Upper School at Buckingham
Preparatory schools at Ashfold, Swanbourne and Oxford
Public schools at Stowe, Berkhamsted and Oxford.
Grammar Schools at Aylesbury and Buckingham.

COUNCIL TAX – Band D – 23/24, £2,087.87

VIEWING - Strictly by appointment through the vendors agent W.Humphries
01296 658270

SERVICES - Mains Water & Electricity. Private Drainage. LPG Heating.

DIRECTIONS - From Aylesbury take the A41 toward Bicester through Waddesdon and turn right signposted to Quainton. At the crossroads turn left, then left again at the T-junction. At the next T-junction turn right and continue into Hogshaw hamlet. Turn right into the gated road and the property is on the right.

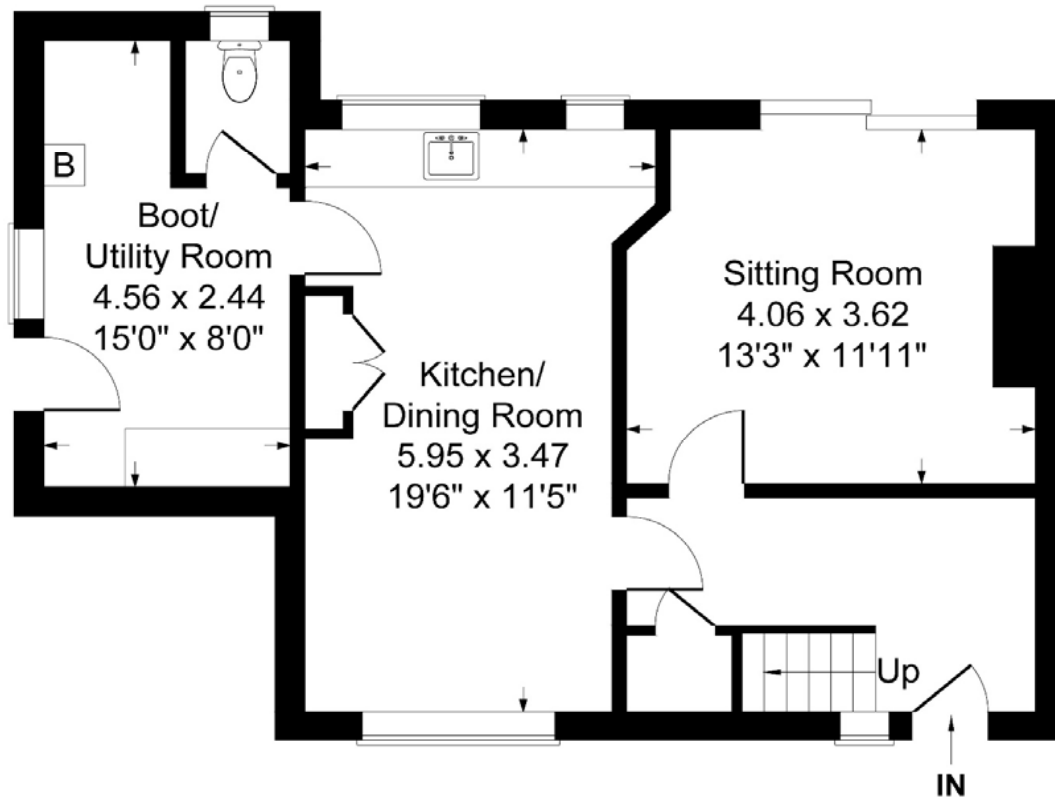




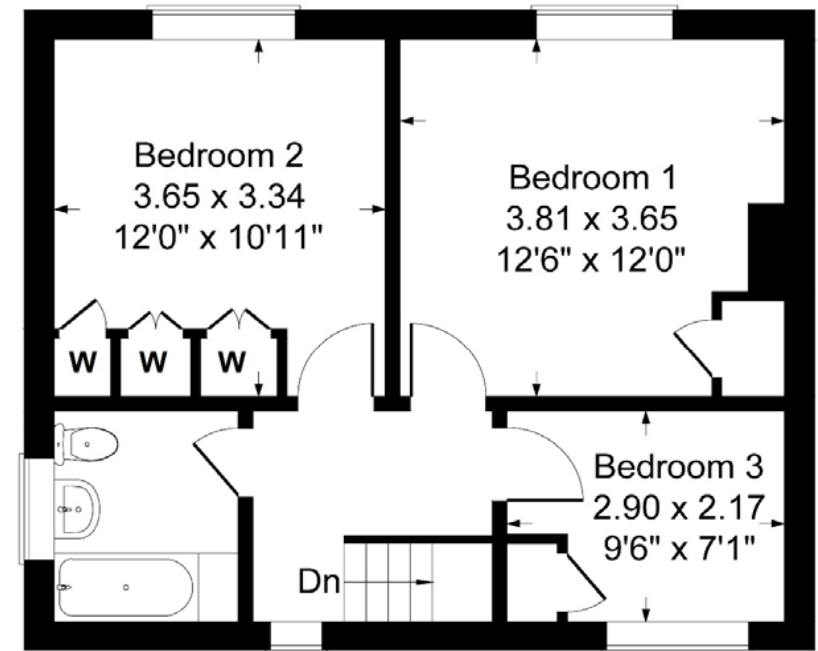
1 Oak Cottages, Hogshaw

Approximate Gross Internal Area = 97.83 sq m / 1053.03 sq ft

Illustration for identification purposes only,
measurement are approximate, not to scale,
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Ground Floor

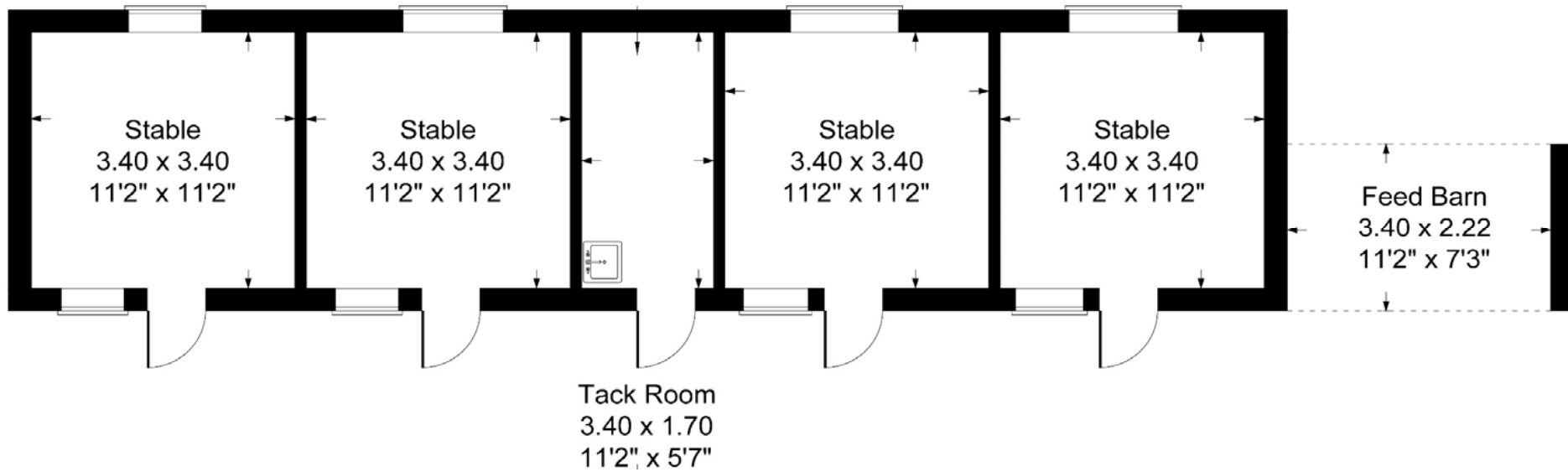


First Floor

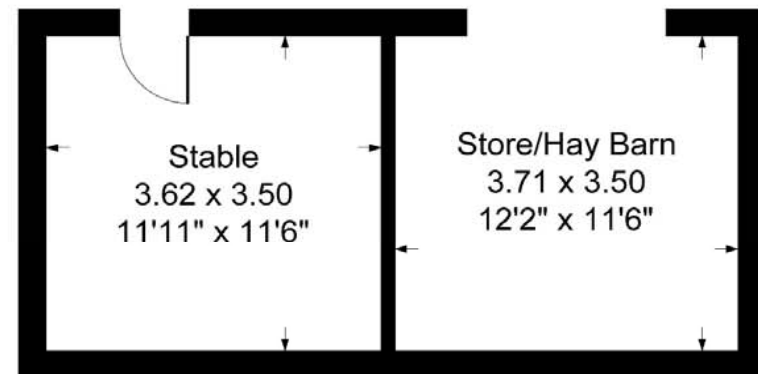
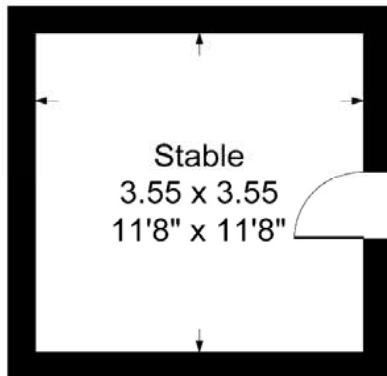
1 Oak Cottages, Hogshaw

Approximate Gross Internal Area = 62.18 sq m / 669.29 sq ft

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wash down area



OUTBUILDINGS



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.
- 5 If reference is made either to alterations to the property or a change of use, no warranty is given by W. Humphries or the Vendors/Lessors that any planning or other consents or Building Regulations approval has been obtained. Where references are made to potential uses (subject to planning) this information is given in good faith although purchasers must take their own enquiries to the relevant authorities.
- 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.

