



Cobbles Farm & Equestrian Centre  
High Wycombe

[www.bonnerequestagents.co.uk](http://www.bonnerequestagents.co.uk)

**ab**  
Bonners & Babingtons



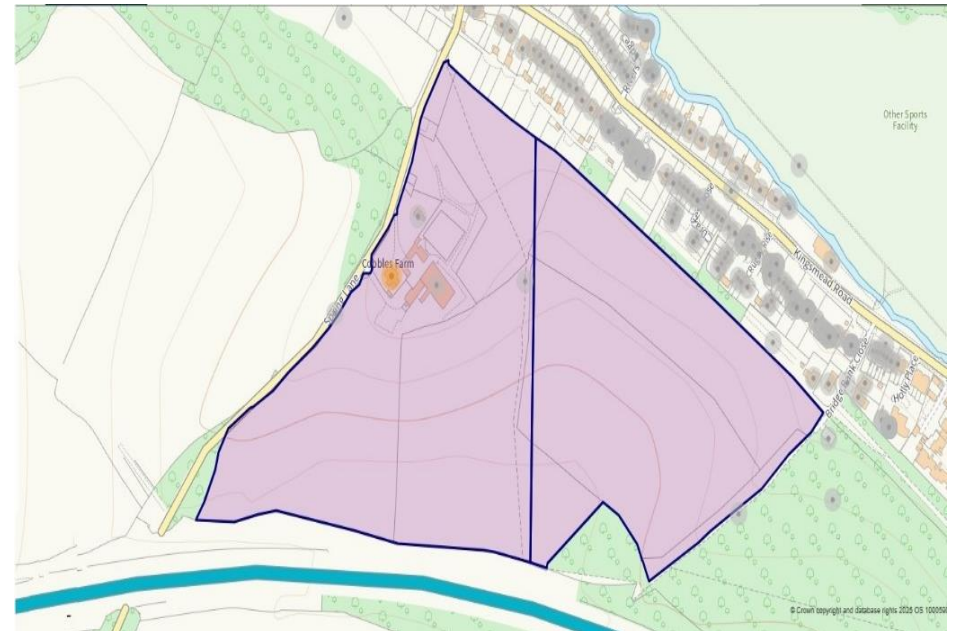
A rare opportunity to acquire a 34.82 acre farm with 2 properties, 20 stables, outbuilding & arena. Uniquely & discretely positioned on a little known quiet country lane, solely occupied by the farm, but just a short drive to the towns shops & amenities.

The farm that has been a much loved family home and business for 45 years, is set back from the lane and is approached via its own private driveway, where there is ample designated parking for horse boxes, trailers and visitors.

## Cobbles Farm & Equestrian Centre, Spring Lane, High Wycombe, Buckinghamshire, HP10 9QJ

Guide Price £2,250,000

- 34.82 Acre Farm
- Permanent Grazing On Chalk Soil
- 2 Detached Properties
- 20 Stables
- 30 X 30 All Weather Arena
- Indoor School & Hay Barn
- Various Outbuildings
- Situated Along A Quiet Country Lane
- Short Drive To Town Centre Shops & Amenities



19 Station Road, Chinnor, Oxfordshire, OX39 4PU

**01844 354554**

chinnor@bb-estateagents.co.uk



## High Wycombe

High Wycombe town centre provides an extensive range of shopping facilities and a vast array of cafes, restaurants and bars along with the excellent Wycombe swan theatre. A weekly market is held in the High street. High Wycombe is renowned for its leisure and recreational amenities and is home to Wycombe Wanderers Football Club. The town has a new sports centre and two multi-screen cinema complexes. A recently built Waitrose supermarket. Further amenities include a John Lewis department store, Costa Coffee store and Next clothes and home store.

Surrounding the town is a selection of golf courses and array for choice on parks and countryside walks in the Chiltern Hills which are only a short distance from your front door, while a short drive finds the River Thames and the historic town of Marlow.

For the commuter there is a frequent rail service from High Wycombe to London Marylebone in under 30 minutes and the area also benefits from being close to the M40, providing links to the national motorway network including the M25 and easy access to Heathrow Airport.



## Description

**The Farmhouse** is an attractive 4 bedroom detached brick & flint property built in 1840, with all original features remaining. To the front of the property is a timber framed covered seating area, a great space to be sociable or simply to watch the horses grassing on the hill.

Central to the property is the family kitchen/diner, with door to the sizable utility/boot room with plumbing for white goods, sink and a door also to the front of the property, making this the perfect entrance for mucky dogs and children. There are also doors to the conservatory and to the main reception room, with wood burning stove and door to the front.

In addition there is a further reception/snug room and a separate dual aspect dining room with open fireplace and original paneled ceiling, and a downstairs cloakroom. The property has a useful cellar that has central heating, a window and door to the garden.

### Upstairs

There are four double bedrooms, with the master bedroom boasting ensuite shower facilities, and a modern family bathroom with bath and overhead shower and heated towel rail.

**The Cottage**, built approximately 50 years ago is 3/4 bedroom detached property, that has been renovated throughout. The property consists of: entrance hallway where all rooms and stairs to the first floor lead from.

Within the hallway is the family bathroom, with bath and overhead shower, separate WC and a useful storage cupboard for coats and shoes.

The Cottage has been previously extended and now offers a good size main reception room overlooking the garden, 2nd reception room/4th bedroom, breakfast room with cold store cupboard, a modern kitchen with door to the garden and a separate utility room with plumbing for white goods and further storage units.

Upstairs, formally two double bedrooms has now been partitioned to create three bedrooms but could easily be converted back.

The loft is part boarded.

This property has its own separate driveway and ample parking.



### Gardens

Both properties have substantial rear gardens that are private to each house but do link via a pathway.

### Stables, Outbuilding & Land

The total plot is 34.82 acres of well drained permanent grazing on chalk soil, with a mixture of steep and gently sloping fields. There are 20 stables, a mixture of pony and horse size boxes, tack room, office and yard WC. All weather 30 x 30m rubber/sand arena, indoor floodlit arena and adjoining hay store measuring approximately 15 x 36m, plus various other outbuildings and storage areas.

There are numerous bridleways nearby.

Other notable features include: gas central heating to both properties, mains water and private sewerage. BT internet 25mbs.

**DEVELOPERS NOTE: OPTIONS WILL NOT BE CONSIDERED**



### General Remarks and Stipulations

#### Tenure

Freehold

#### Services

Gas Central Heating, Mains Water, Private sewerage.

#### EPC Rating

The Cottage D, The Farmhouse D

#### Viewing

Strictly by appointment with Bonners & Babingtons

#### Local Authority

Wycombe

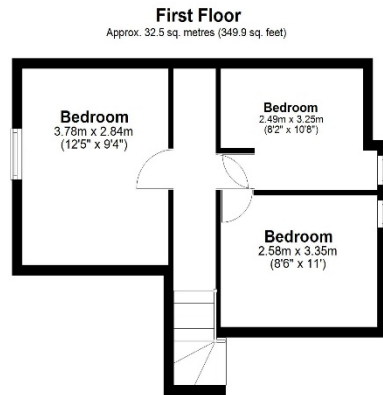
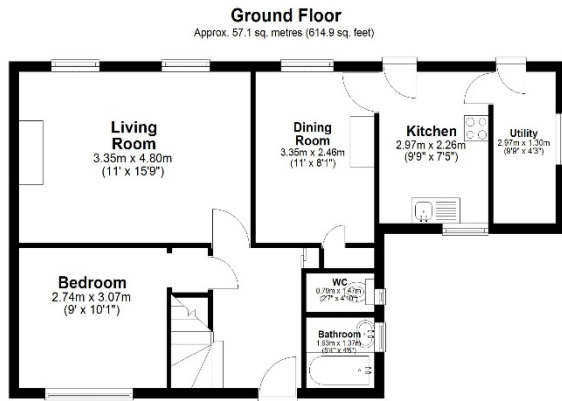
#### Important Notice

Bonners & Babingtons, their 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 Bonners & Babingtons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



# The Cottage



Total area: approx. 89.6 sq. metres (964.8 sq. feet)

# The Farmhouse

Approximate Gross Internal Area  
171.7 sq m / 1,846 sq ft



Illustration for identification purposes only,  
measurements are approximate, not to scale.  
© C3 Property Marketing Produced for Bonner & Babingtons

