



Claydon Corner
Herds Hill
Steeple Claydon
MK18 2EN

Offers in Excess of:£500,000

The perfect and immaculate compact Equestrian facility, conveniently situated adjacent to the renowned Kingsbridge Bridleway network and just 4 miles to Addington Equestrian Centre. Offering 11 acres of grazing land, 11 stables, all weather 60x30m arena, and various other storage areas.

Privately positioned and surrounded by well-established trees and hedging. Once through the double gates, there is plenty of parking available for multiple cars and horse boxes.

The American barn offers 7 internal stables, 2 measuring 14x12 ft and 5 measuring 12x12 ft, there is also a secure tack room.

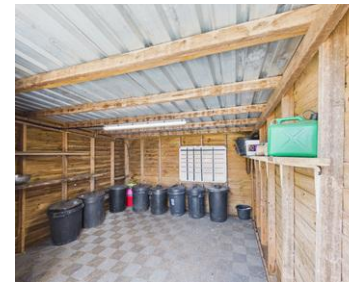
To the side of the barn there are a further 4 loose boxes measuring 12x12ft each, store/feed room and a sizable covered hay store, large feed room and designated covered wash down area.

The all-weather fully floodlit arena 60x30m, constructed by ElmTree Equestrian of silica sand and rubber, is protected from the elements by raised banks and mature hedging. Cleverly positioned between the barn and the arena is a 5 horse, horse walker which can be purchased by separate negotiation.

The well drained land currently divided into numerous paddocks of various sizes with water, allows horses to graze separately but not feel alone, which has been beautifully maintained and ready to move into.

Other notable features: Mains water, new electrics throughout, 38 kva generator for power.





Location
Steeple Claydon is a village and civil parish in the Aylesbury Vale district of Buckinghamshire, England. The village is about 5 miles south of Buckingham, 5 miles west of Winslow and 7 miles northwest of Waddesdon. Steeple Claydon is now one of the largest villages in the Aylesbury Vale. It has one public houses, a Co-op supermarket, a bakery, a hairdresser, a fish & chips shop, a Chinese Takeaway, a dentist and a doctor's surgery. There are excellent transport links. Nearest station - Bicester North - approx 10.4 miles. Steeple Claydon School (Infants) The Buckingham School (Secondary comprehensive) - approx 5 miles Royal Latin School (Secondary Grammar) - approx 5.2 miles



Tenure: Freehold



Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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