



Benners & Biddington

Land North Of Leyland Close
Leyland Close
Gawcott
Buckinghamshire
MK18 4FG

Offers in region of £550,000

A fabulous opportunity to acquire this 14 Acre equestrian facility, with 11 stables, 60 x 40 arena and various outbuildings. Situated in the heart of the village, but discretely positioned with easy access to an extensive bridleway network.

The land and stables can be found at the end of a gravel track and offers piece and privacy. The land measures approximately 14 acres and is secured by mature trees and hedging. The main stable block comprises of four large stables including a mare and foal box, hay barn, storage and tack room. To the side and behind the main stables are seven further loose boxes of various sizes, a wash box, further storage areas, 4 horse field shelter and a dilapidated cabin.

The all weather sand and fibre arena measures approximately 60 x 40 metres, and is enclosed by high post and rail fencing.

Just a short hack from the stables, there is access to various bridleways and the Hillesden Estate, offering hours of beautiful hacking, and this is why there are so many horses in the village!

Addington Equestrian centre is just 5 miles away.

There is mains water and a generator for power.

PLEASE NOTE THERE WILL BE AN UPLIFT
CLAUSE SHOULD RESIDENTIAL PLANNING BE
OBTAINED.





Location

Gawcott has a village pub, a village hall, and a primary school. The village is also surrounded by lovely places to walk with plenty of accessible footpaths and bridleways. The pretty market town of Buckingham is just over two and a half miles away providing a range of independent shops, two good schools, leisure facilities, restaurants, and a doctors surgery. Milton Keynes (approximately 14 miles away) offers a wider range of shopping facilities, cinemas, leisure facilities, and a train station with a service to London Euston Station. Gawcott is in the catchment area for the Royal Latin Grammar School in Buckinghamshire, and has a number of private schools including Swanbourne, Thornton College, and Stowe within easy reach. An additional rail service to London Marylebone is also available in Bicester, from Bicester North Station and Bicester Village Station.



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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