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SIMMONS & SONS



Widmere Farm

Widmere Lane, Marlow, Buckinghamshire SL7 3DF

**Widmere Farm
Widmere Lane
Marlow
SL7 3DF**

A Grade II* listed 5 bedroomed detached character brick and flint farmhouse in need of updating within its own gardens situated high in the Chiltern Hills on a no through road.

The Farmhouse provides a kitchen, morning room, dining room, family room, office, storage areas, bedroom 1 with dressing room and 4 further bedrooms.

The attached 13th Century Chapel provides additional accommodation over three floors and a detached traditional brick and flint Coach House offers a garage, store rooms and workshop. All set in mature gardens, orchard, paddock and a 0.2 acre lake.

Detached timber framed barns of over 2490 sq ft.
7353 sq ft of additional farm buildings.
Established mature and semi mature woodlands
and shelter belts.

Private stabling and home paddock.

418.67 acres - in all

Available as a whole or in up to 3 Lots

Marlow 2.1 miles
Henley-on-Thames 10.3 miles
London 34 miles
M4 (J8/9) 11.3 miles
M40 (J4) 5.4 miles
All distances are approximate



Directions

From the M4 (J8/9)

Take the A404 signed to Marlow and High Wycombe. Travel into central Marlow and take the B482 north out of the town towards Lane End. After 2 miles turn left into Widmere Lane. Continue along the lane, through the farmyard and the Farmhouse will be found a short distance beyond the barns on the left hand side.

From M40 (J4)

Take the A404 signed to Marlow. Travel into central Marlow and take the B482 north out of the town towards Lane End. After 2 miles turn left into Widmere Lane. Continue along the lane, through the farmyard and the Farmhouse will be found a short distance beyond the barns on the left hand side.

What 3 Words: ///renews.tripled.ferried

Situation

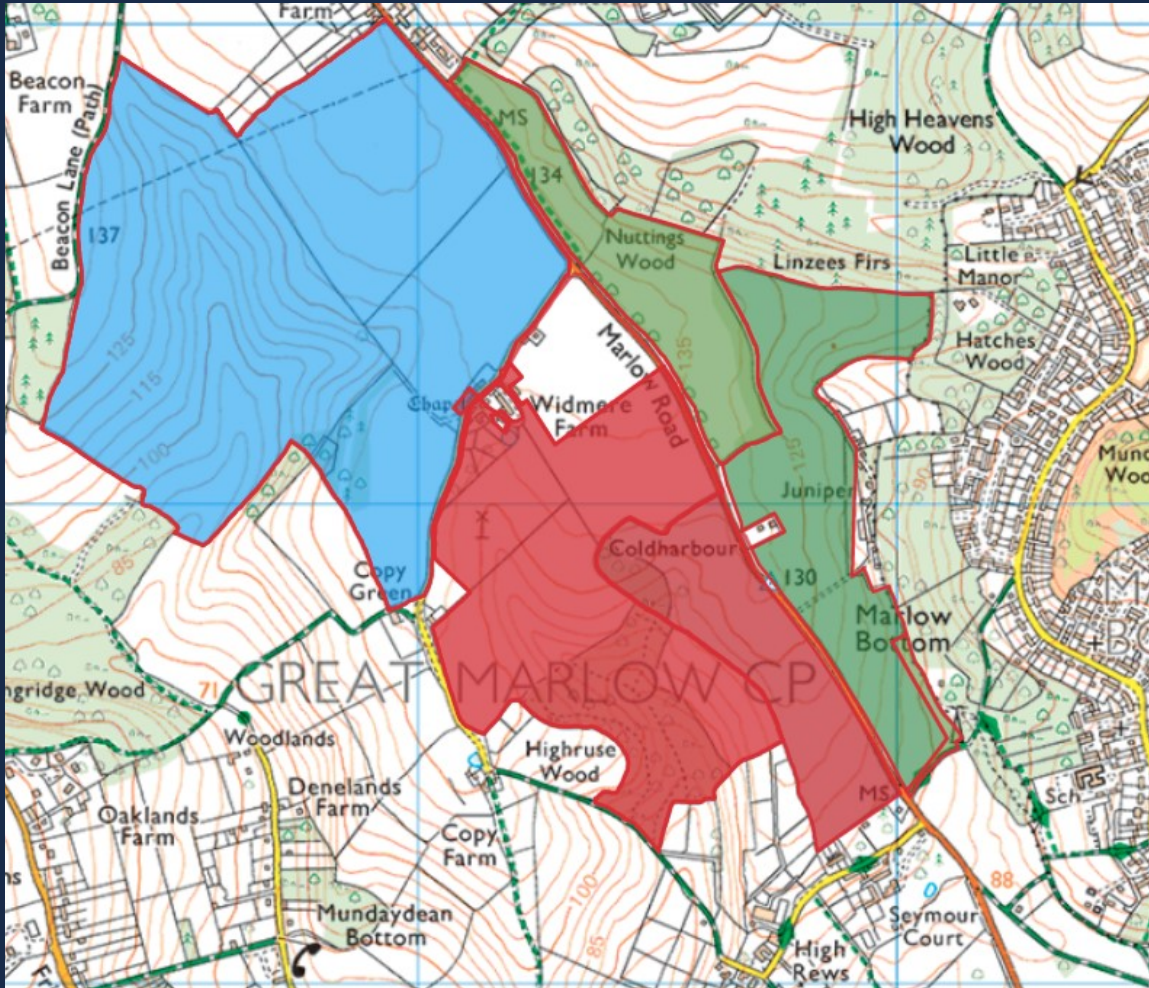
Set high in the Buckinghamshire Chilterns, and within the Area of Outstanding Natural Beauty, yet just two miles from the sought after riverside town of Marlow.

Excellent road links provide access to the national motorway network to London via the M40 or M4. Both Heathrow and Northolt private airport are within an average drive time of 45 minutes. Trains go to London from both Marlow via Maidenhead to Paddington and High Wycombe to London Marylebone (about 35 minutes).

Independent schools in the area include Wycombe Abbey, Wellington College, Eton and Queen Anne's School as well as local pre-school, primary and secondary schools. Buckinghamshire provides Grammar schools at Marlow and High Wycombe.







Description

Lot 1 - Shown coloured in red on the sale plan

A rare opportunity to purchase a substantial Brick and Flint Grade II* detached 5 bed roomed 5219 sq ft Chiltern Farmhouse with established gardens incorporating a 2000 sq ft 13th Century Chapel and an additional 965 sq ft Coach House / garage and store. A 1723 sq ft timber framed open gabled barn store building and neighbouring 775 sq ft timber framed wood store in two parts adjoins / borders the rear drive and Widmere Lane.

With mature gardens, a small lake and stables in the home paddock, the property provides an opportunity to create a family home with supporting buildings in the Chiltern Hills yet close to the riverside setting of Marlow.

Within Lot 1 there are wooded copses, home paddock in the orchard with stabling, Highruse wood, a private mature wooded valley of 29.54 acres, ring fenced arable fields hidden behind traditional hedgerows and a grain store building extending to around 2700 sq ft and approx. 0.3 of an acre on the north side of the lane.

In all 129.58 acres.

Lot 2 – Shown coloured in blue on the sale plan

A ring fenced 198.00 acres in four field enclosures comprising of a private undulating valley with a traditional Chiltern chalk grassland bank, woodland fringes, a 5.11 acre woodland copse and more open level arable “top” fields to the east. Within the farmyard there are two buildings comprising of an open sided 6 bay Dutch Barn with concrete floor of 2700 sq ft and a fully enclosed general purpose steel portal framed barn with box profile steel cladding and concrete floor of 1800 sq ft and a 540 sq ft timber framed storage barn with concrete floor.

The farmyard is set to the south of Lot 2 adjacent to the public highway and buildings front the road.

Lot 3 - Shown coloured in green on the sale plan

A ring fenced parcel of 91.09 acres providing 83.89 acres of arable land and including approximately 7.20 acres of woodland located to the east of the B482, accessed by three roadside gateways.

Buildings

1. Grain store building
2. Portal framed barn
3. Dutch barn
4. Storage building

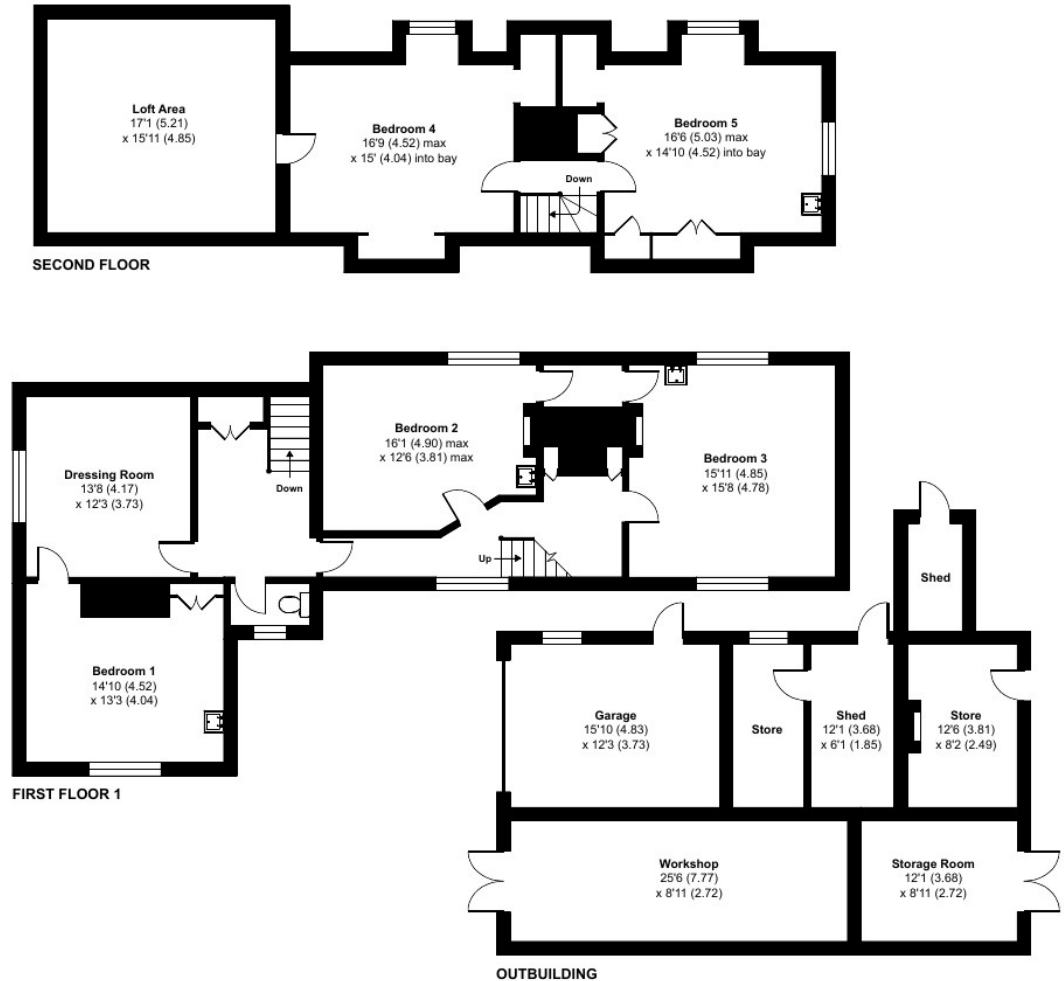
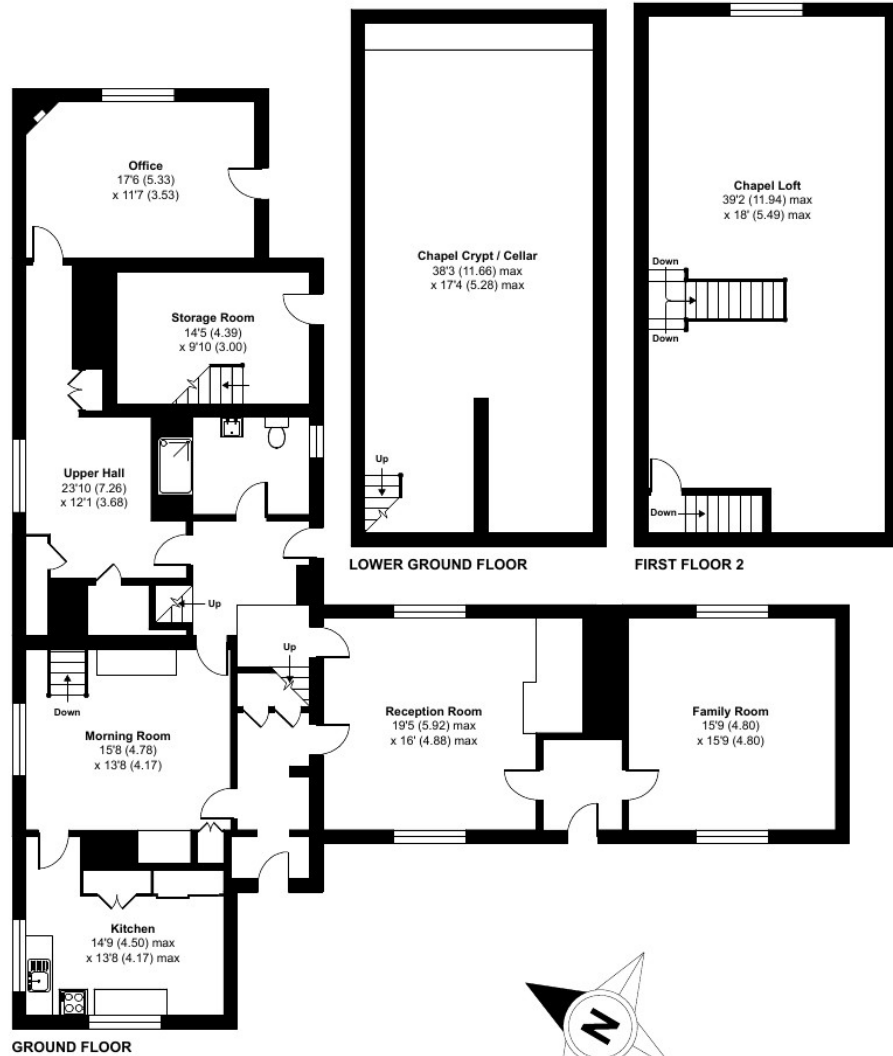




Widmere Farmhouse, Marlow, SL73DF

Approximate Area = 5219 sq ft / 484.9 sq m
 Outbuilding, Garage & Garden Store = 965 sq ft / 89.6 sq m
 Total = 6184 sq ft / 574.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Simmons & Sons. REF: 956288

The Chapel

Widmere Farmhouse is partly Georgian with later additions but we understand that the adjoining Norman Crypt is probably the oldest surviving structure in the old Parish of Great Marlow dating from possibly the 1100s (around the time of the Battle of Hastings) with a later 13th Century upper building.

Widmere is one of 4 Marlow manors mentioned in the Domesday Book (1086). The chapel was once the property of the Knights Templars and later Sir William Borlase and was converted into storage rooms and used for agricultural purposes in more recent times. It has been in the hands of the present owners since the late 19th Century.

Planning

A certificate of lawful use for the firewood business has been gained in relation to Building 3 planning reference number 14/05289/CLE allowing the production of and storage and distribution of 300 m³ of firewood for sale.

A certificate of lawful use for the continued use for the storage of landscaping gardening and light construction materials and tools has been gained for an area near the lake.

Method of Sale

The property is offered for sale initially as a whole or in up to 3 Lots.

Tenure and Possession

The farm and land are sold freehold with vacant possession available on completion.







Services

Lot 1

The Farmhouse - Mains water electricity and private drainage are connected to the farmhouse. Oil fired central heating. A mains electricity connection is provided to the Coach House, adjoining outbuildings, stables and currently the grain store.

In the event that Lot 1 and 2 are sold separately then as the electricity supply to both lots is provided from a single meter point on Lot 2, the buyer of Lot 1 will need to apply for a new electrical connection to service the grain store within 3 months of the date of the sale completion.

Lot 2

A mains electricity connection is provided to the enclosed farm building.

Lot 3

There are no services connected to the land parcel.

Basic Payment Scheme

Basic Payment Scheme entitlements for the claimable area of 172.41 ha are registered against the farm. The 2023 claim will be made in the name of the vendors and in the event of completion prior to 31st December 2023 will be paid to the vendors.

Wayleaves Easements and Rights of Way

The property sold subject to the benefit of all rights included rights-of-way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations easements and wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes were specifically referred to or not.

A footpath crosses part of Lot 3.

Environmental Schemes

The farm is currently within a stewardship scheme until the 31st December 2026 which provides for flower rich margins and plots, managed hedgerows, buffer strips on cultivated land, unharvested cereal headlands, nesting plots for lapwing and winter bird food. Details of the scheme are available from the agent.

The farm benefits from a mix of rolling contours with wooded copses and valleys contrasting with more open flat arable top fields. Grass banks provide a mix of orchids and other wild flowers whilst the 0.2 acre lake provides a wet habitat on the hill. Working with nature the farm has provided owl boxes and sites for bees together with a family shoot and high seats.

Holdover and Early Entry

Holdover may be reserved to permit the harvesting of all growing crops on the farm at the point of completion alternatively an ingoing valuation agreed between the vendors and purchaser may allow for early entry. Early entry in relation to cultivations would be undertaken at the purchasers risk.

Local Authority

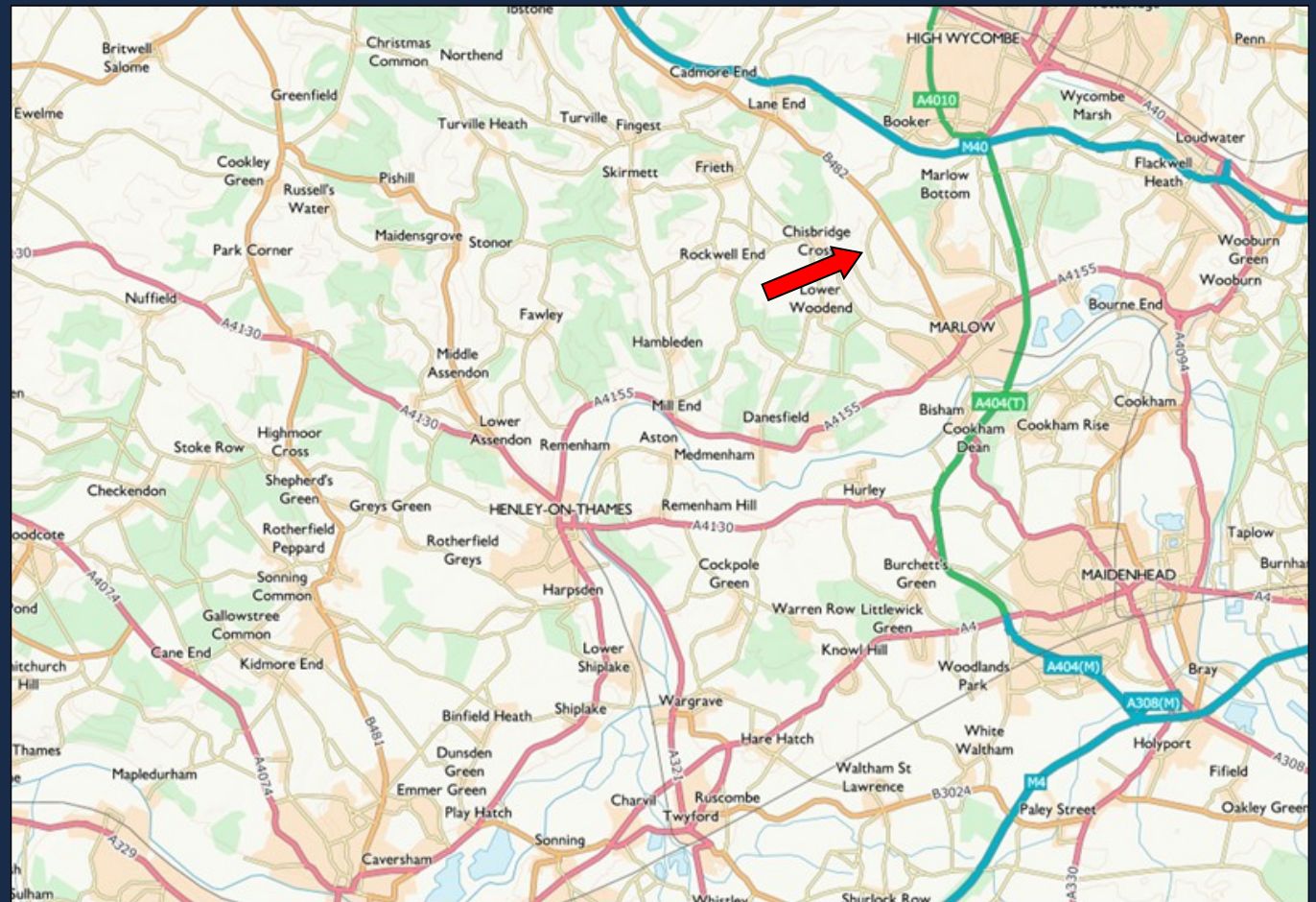
Wycombe District Council
15 Queen Victoria Road
High Wycombe
Buckinghamshire
HP11 1BB
T: 01494 461000

Health and Safety

All viewings are carried out at the sole risk of the viewer neither the selling agent nor the vendors takes responsibility for any injury caused.

VIEWINGS - Strictly by appointment with

Simmons & Sons
32 Bell Street
Henley-on-Thames
RG9 2BH
Kerry Clarke MRICS FAAV
T: 01491 634283
E: kclarke@simmonsandsons.com



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32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01488 418151