Twyford Mill

Twyford, Buckingham, Buckinghamshire
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Versatile and accessible Mill house

Bicester: 7.8 miles (12.6 km) • Buckingham: 8 miles (12.9 km) • M40 (Junction 9): 10.5 miles (16.9 km)
Milton Keynes: 20.5 miles (33 km) • Oxford: 22.7 miles (36.5 km)
London Marylebone from Bicester North Station: from 47 minutes
All distances and times are approximate

Grade II listed 6 bedroom mill house
  Garden with mill race
  Triple car port and stores
  Paddocks and Pasture

In all about 7.95 acres (3.21 hectares)
Introduction

Twyford Mill is positioned in an accessible area in North Buckinghamshire between Bicester and Buckingham. The property is situated close to the village of Twyford and offers an excellent opportunity to create a family home.

The attractive property extends to about 7.95 acres (3.21 hectares) and approached down a 0.62 mile (1 km) tree-line tarmac driveway. Twyford Mill is Grade II listed 6 bedroom mill house.

Local amenities and shops can be found at Bicester and Buckingham. Bicester is well known for it’s Bicester Village Shopping Outlet, whilst Oxford and Milton Keynes offer a wider selection of shops and services.

Sporting and leisure activities in the area include golf at Whittlebury Park and Woburn, motor racing at Silverstone, horse racing at Towcester and theatres at Milton Keynes and Oxford. Hunting is with the Bicester Hunt with Whaddon Chase and the Kimblewick Hunt.

Twyford is a popular village with a newly built shop and cafe, The Crown public house, a Church of England Church, a United Reform Church and a recreation ground. The village also benefits from it’s own Primary School (latest Ofsted rating: Good (July 2013)) and there are excellent state and private schools, including Stowe and the Oxford schools, within easy reach of the property.

The property is conveniently located for the M40 and direct mainline rail services into London Marylebone from Bicester.
Believed to date back to the 18th Century and partly rebuilt in the 19th Century, Twyford Mill is a Grade II Listed former water mill and house offering versatile family accommodation. Of part brick, part stone, and tile construction, the former mill sits in attractive gardens overlooking the mill race and its own land. There is an abundance of wildlife.

The accommodation is laid out over three floors and has a floor area of approximately 4,434 square feet. The rooms are well proportioned and the drawing room benefits from triple aspect views over the gardens and Padbury Brook.

The house comprises:

Ground floor: entrance hall, cloakroom, triple aspect drawing room with a log burner and French windows to the garden, sitting room with log burner, dining room, double aspect kitchen/breakfast room with 4-door Aga, study and utility room.

First floor: triple aspect master bedroom with Jack and Jill bathroom to bedroom 2, two further double bedrooms and a family bathroom.

Second floor: two double bedrooms, bathroom and kitchenette.

To the side of the house is an open fronted timber frame garage for three cars and a garden store.

Surrounding the house are attractive gardens, predominantly laid to lawn, with mature herbaceous borders, shrubs and trees. The Padbury Brook forms one side of the garden and flows into the mill race before continuing south towards the village.

There are two small paddocks totalling approximately 6.35 acres, both paddocks have post and rail fencing.
Health and Safety
Given the potential hazards of a working stud/farm we would ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the stables, buildings and land. We would ask that no viewings are made without prior appointment.

Method of Sale
The property is offered for sale by private treaty.

Tenure and Occupation
The freehold of the property is offered for sale as a whole, with vacant possession upon completion.

Council Tax
Twyford Mill – Band H (2015/2016: £3,055.22)

Energy Performance Certificate
Twyford Mill – N/A owing to Grade II status

Services
Twyford Mill – Mains electricity and water. Calor gas to Aga and oil fired central heating. Private drainage.

Local Authorities
Aylesbury Vale District Council.
Tel. 01296 585858
Buckinghamshire County Council.
Tel. 01296 395000

Drainage Rates
Annual drainage rates are payable in respect of the land.

Town and Country Planning
The property lies within the area administered by Aylesbury Vale District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

Wayleaves, Easements and Rights of Way
The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes whether referred to in the Conditions of Sale, or not.

There are footpaths and rights of way that cross the property and these have been marked on the sale plan so far as they are known.

Twyford Mill has a right of way along Mill Lane to Twyford to the south, along with other third parties.

Farmland Soil Types
The land is classified as Grade 3 and according to the Soil Survey of England and Wales the soils are of the Ragdale Series known to be slowly permeable clayey and fine loamy over clayey soils.

Minerals
In so far as they are owned the minerals are included in the sale of the property.

Plans, Areas and Schedules
These plans are based on Ordnance Survey and for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Solicitors
Spratt Endicott Solicitors
(Contact: Christopher Goldingham)
52-54 The Green, South Bar, Banbury OX16 9AB
Tel. 01295 204000
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Postcode
MK18 4HA

Directions (MK18 4HA)
Leaving the M40 at Junction 9, take the A41 north towards Bicester and Buckingham. Follow the signs for Buckingham through Bicester and onto the A4421. After 2.5 miles and at the top of the hill, turn right to Poundon and Godington. At the T junction in Poundon turn left towards Twyford. The drive to Twyford Mill will be found on the left hand side before you reach Twyford.

Viewing
Strictly by appointment through the selling agents.

Important Notice
Savills, 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 Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function, and prospective purchasers / tenants should satisfy themselves as to the fitness of such equipment for their requirements. 4. The VAT position relating to the property may change without notice. Photographs: April 2015. Brochure: August 2015. Ref: P1GH/OXR150017/150819