AVIYAL, STATION ROAD, ARDLEY, OXFORDSHIRE, OX27 7PQ

A SUPERB EQUESTRIAN PACKAGE WITH WELL MAINTAINED FACILITIES AND AROUND 6 ACRES. NEATLY PRESENTED DETACHED HOUSE POSITIONED SEMI RURALLY ON THE EDGE OF THE COUNTRYSIDE.

THE HOUSE: LOBBY, SHOWER ROOM, HALL, SITTING ROOM, STUDY, CONSERVATORY, RECEPTION ROOM/ BEDROOM 4, BOOT ROOM, REAR LOBBY, THREE BEDROOMS, FAMILY BATHROOM, OUTSIDE: STABLE YARD WITH 5 LOOSE BOXES AND TACK ROOM, HAY/STORAGE BARN, GARAGE, SHED, FLOODLIT MANEGE, PADDOCKS, 2 FIELD SHELTERS

GUIDE PRICE £830,000 Freehold

DESCRIPTION
Aviayal is an excellent compact Equestrian package with superb facilities in a private semi rural location just about a mile from the M40. The house, like the rest of the property is very well presented. The original building was built in the mid 1990’s and has subsequently been extended, briefly there is an entrance lobby, off which is the shower room and the hall. The accommodation can be flexible, there are two good size reception rooms one of which currently serves as a bedroom, each have double doors into the conservatory which stretches across the back of the house with lovely views over the paddocks. There is also a study, kitchen/breakfast room, utility/boot room and rear lobby. The utility room and kitchen are fitted in ‘Sheraton’ buttermilk soft close cupboards and drawers, the kitchen with black granite worktops. There are ‘Neff’ appliances including a washing machine, fridge/freezer and dishwasher. The cooking range is ‘Britannia’ and has two ovens and a six burner gas hob. On the first floor are three bedrooms and a beautifully fitted family bathroom. The main bedroom is an excellent size

The house is approached through double gates down the drive onto gravelled hardstanding, which provides parking for many vehicles.

The garage is timber and approximately 16ft x 12ft. Mostly the gardens are manicured lawn with a patio.
A stones throw from the house is the stable yard with five 12ft x 12ft block built boxes and a tack room 12ft x 7ft. Water and power is connected and all have separate internal and external lights.
There is an enclosed hay/storage barn – wood frame with corrugated sides and power and lighting, 29ft x 15ft.

The Manege is 40 metres x 20 metres by Charles Briton, the surface is silica plus pasada and it is has an LED floodlight.

The land is post and railed into the main paddocks with small holding pens by the manege and stables. Two portable field shelters, one on skids and the other on wheels, 16ft x 9½ft and 12ft x 9½ft occupy the paddocks.
LOCATION
Ardley is a pleasant North Oxfordshire village, 5 miles from Bicester with a 13th Century Church, Village Hall, Playing Field and an excellent community Pub, which has recently gone under new management. The nearby former air base at Upper Heyford is undergoing redevelopment and has a nursery and an inclusive all through Free School that takes students from the ages of 4 through to 19. Alongside the business park there will also be amenities such as shops and restaurants. The next village Fritwell has a School and a Shop. There are good rail and road connections with Bicester North Station to Marylebone and the M40 is only a mile distant.

VIEWING
Via the vendors agents W Humphries Ltd

SERVICES
Mains water, drainage and electricity. LPG fired heating

DIRECTIONS
From the M40 junction 10 roundabout take the first exit towards Middleton Stony and continue on this road into Ardley. Go past the Fox and Hounds Pub on the left and continue out of the village. Aviyal is the last property on the right.
APPORX. GROSS INTERNAL FLOOR AREA 1644 SQ M / 153 SQ FT
AVIYAL, ARDLEY, OXFORDSHIRE, OX27 7PQ MAIN HOUSE

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.
IMPORTANT NOTICE

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1. These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.

2. All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

3. Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.

4. Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.

5. If reference is made either to alterations to the property or a change of use, no warranty is given by W. Humphries or the Vendors/Lessors that any planning or other consents or Building Regulations approval has been obtained. Where references are made to potential uses (subject to planning) this information is given in good faith although purchasers must take their own enquiries to the relevant authorities.

6. Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.