



Oakleys Farmhouse

MAIDEN STREET | WESTON | HERTFORDSHIRE | SG4 7DQ

A well-appointed grade 2 listed character property which has benefitted from tasteful modernisation and extension creating a delightful family home in a private rural setting on edge of village.

Useful equestrian facilities if required or alternatively space for additional amenity uses.

Well located for commuting to London by road and rail.

5 bedrooms, 3 bathrooms, kitchen, 4 reception rooms and study totalling 305.9m² (3293ft²) *(NIA of residential space)* with additional outbuildings

Overall Plot: 0.889ha (2.20 acres)

CAMBRIDGE: 28 MILES | ROYSTON: 13 MILES | LONDON 39 MILES | BALDOCK STATION 3.7 MILES (*LONDON KINGS CROSS 37 MINUTES*)
STEVENAGE STATION: 6.5 MILES (*LONDON KINGS CROSS 23 MINUTES*) | LUTON AIRPORT: 16.8 MILES | A1 JUNCTION 9: 3 MILES







Location and Directions

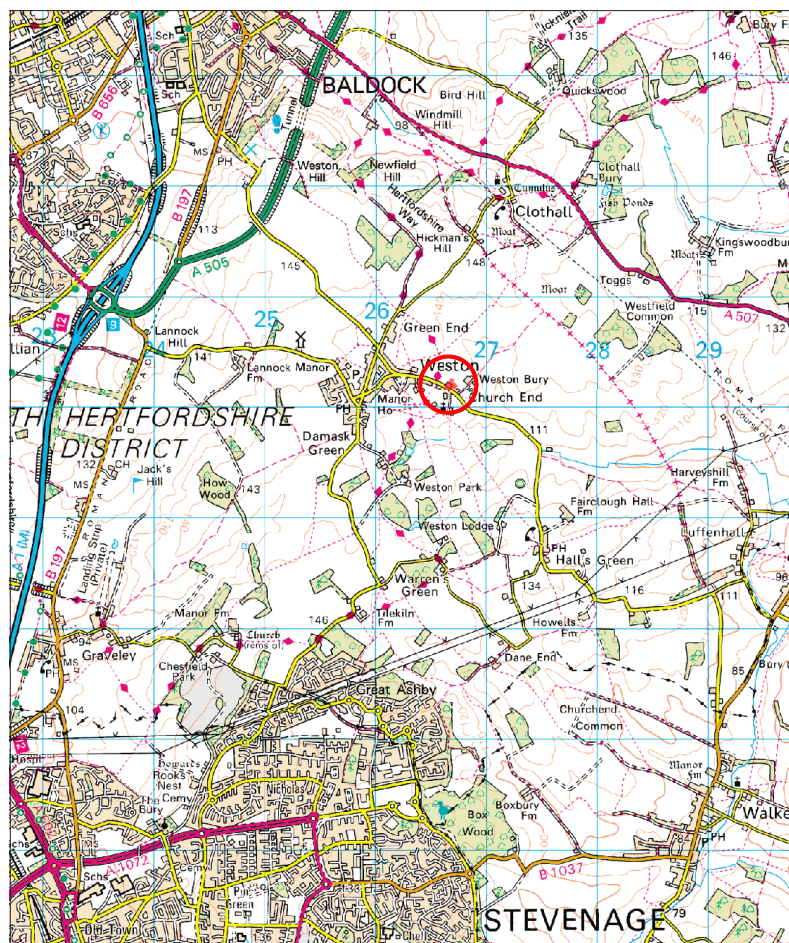
Oakleys Farmhouse is located in Maiden Street on the edge of the picturesque village of Weston.

Weston has a church, village shop two country pubs, a nursery and primary school.

Post code: SG4 7DQ

What 3 Words: /// upholding.genetics.regulates

From the A1: heading north turn off at Junction 9, turning right at the roundabout onto the A505 towards Royston/Baldock. At the first roundabout take the B197 towards Baldock and turn right just after the George IV pub onto Chalk Hills. Follow the road to the T junction in Weston Village, again turning right then immediately left. Turn left at the end of Maiden Street and Oakleys Farmhouse will be on your left-hand side just after Oakley's Farm before Church Lane on your right.



Description

This family home enjoys a wealth of original charm including exposed beams and a large Inglenook fireplace in the sitting room. The kitchen and dining room provide a light and useful space overlooking the private landscaped garden area and countryside beyond. In addition to the three reception rooms there is a good size study and extensive boot room and laundry area with rear access.

On the first floor there is a large attractive master bedroom with vaulted ceiling and ensuite. There are 3 further double bedrooms and two bathrooms. The smaller bedroom 5 could be adapted to create a further bathroom if required.

Outside the large listed barn that currently houses a good-sized tack room, wc and 4 loose boxes with a Mezzanine storage area provides useful additional equine space but could equally offer potential for other leisure uses or conversion subject to planning permission and listed building consent.

In addition, there is a separate timber 3 stable block.

Electric gates give entry off Maiden Street to a large parking area from which a drive sweeps through the garden and paddock area up to the 40m x 29m Manège with sand fibre and rubber surface at the rear of the property. Two further timber buildings provide useful additional storage

The garden area has been landscaped with planting to give sheltered and private sitting out and amenity areas

Access

Access is directly onto Maiden Street via secure electric gates.

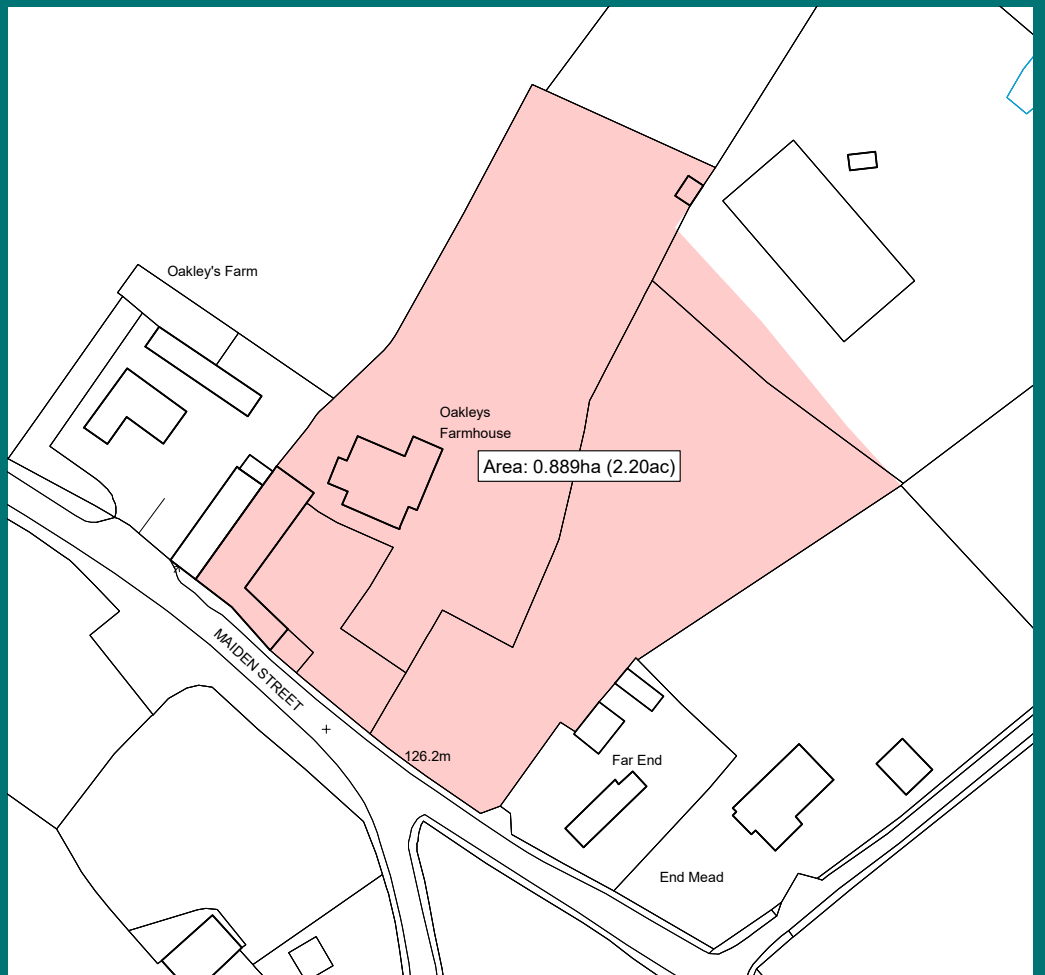
Planning

The property lies in the area covered by North Hertfordshire District Council.

Oakleys Farmhouse is a grade 2 listed building.

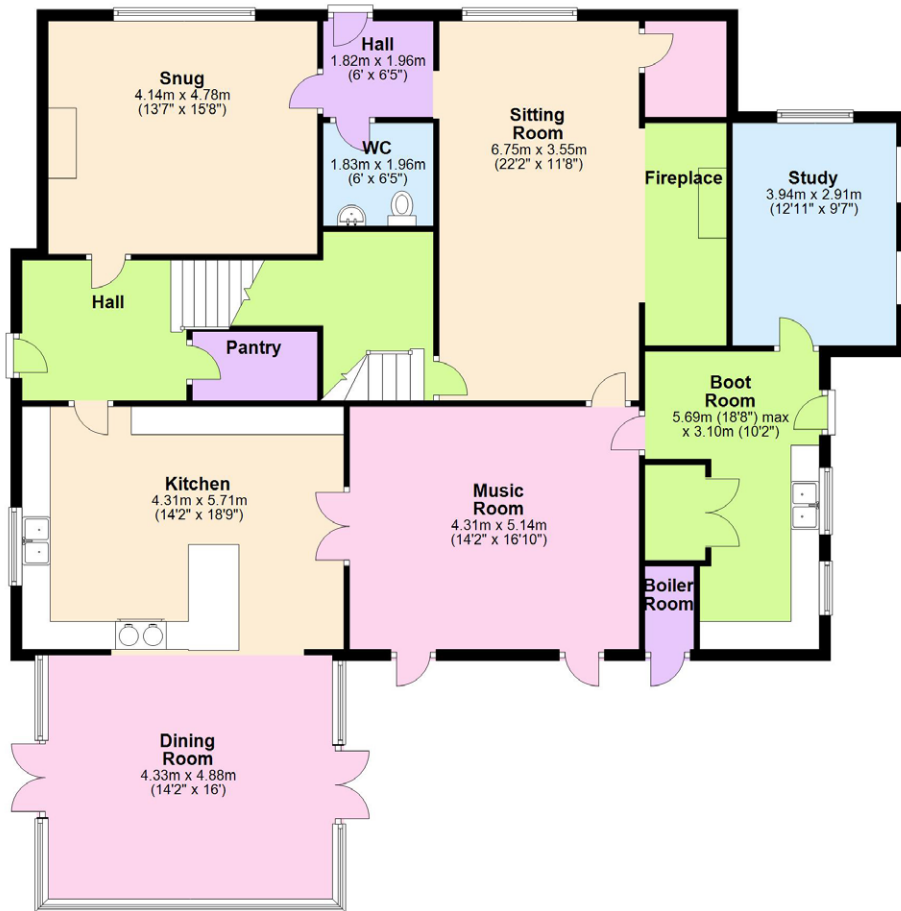
The large barn and the adjoining stable are also grade 2 listed.





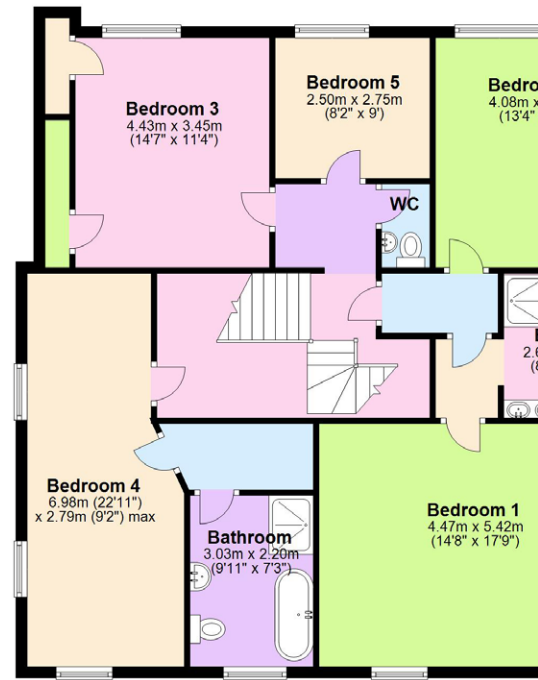
Ground Floor

Approx. 181.4 sq. metres (1953.0 sq. feet)



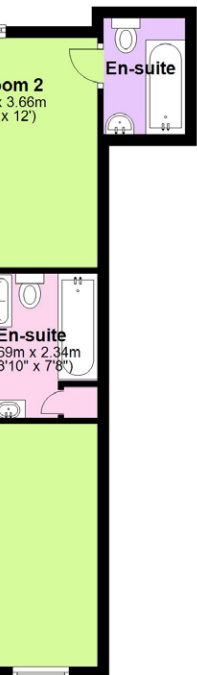
First Floor

Approx. 124.5 sq. metres (1340.1 sq. feet)

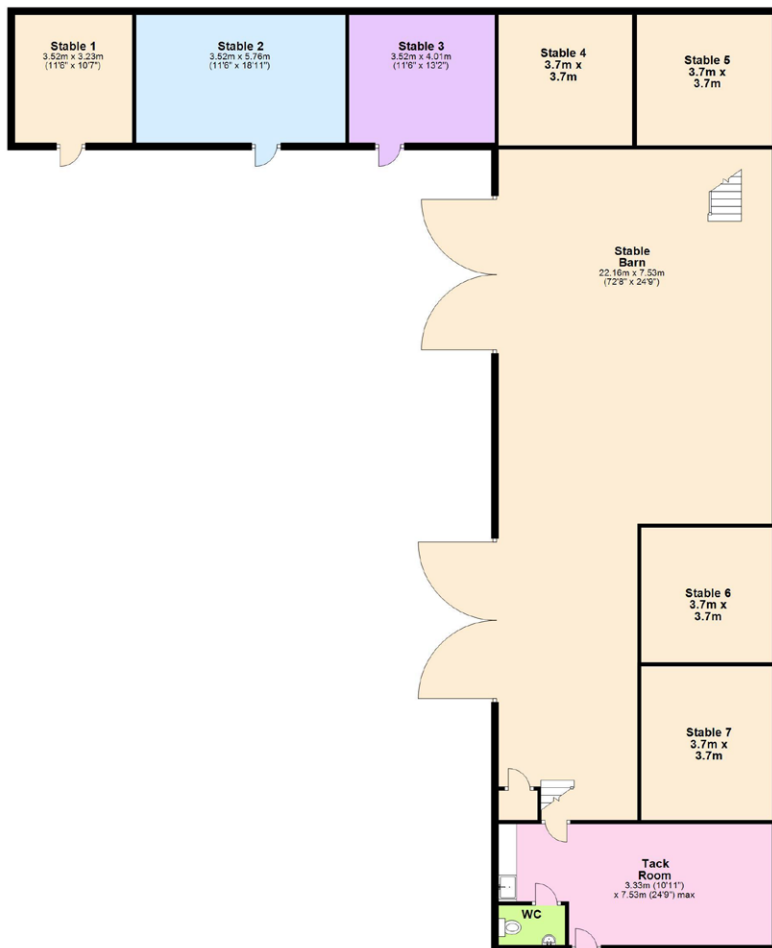


Total area: Approx. 305.8 m² (3,293.2 ft²)





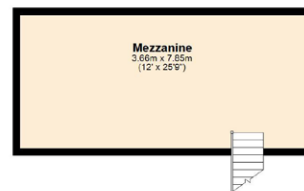
Ground Floor



Total area: approx. 268.2 sq. metres (2886.9 sq. feet)

First Floor

Approx. 28.7 sq. metres (309.2 sq. feet)









Tenure and Possession

The property is freehold with vacant possession upon completion.

Services

The property has mains electricity, mains water, mains drainage and oil-fired central heating.

Wayleaves, Easements, Covenants & Rights of Way

The Property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way, whether or not disclosed.

Boundaries

The seller and the seller's agent will do their best to be specify ownership of all boundaries but will not be bound to determine these. Interested parties will have to satisfy themselves to the ownership of all boundaries.

EPC

The property is listed but an EPC has been conducted for the property. Further details are available from the selling agents.

Health & Safety

All viewers should be as vigilant as possible when inspecting the site for their own personal safety.

Plans, Areas and Schedules

These are based upon the Ordnance Survey National Grid and are for reference only. The purchaser(s) will be deemed to have satisfied themselves of the land as scheduled.

VAT

In the event that Value Added Tax becomes payable in respect of the property, or assets sold to the purchaser(s) in addition to the consideration, will pay the vendor the full amount of such Value Added Tax.

Fixtures and Fittings

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

Method of Sale

The property will be sold by private treaty. The seller is seeking offers which are made on an unconditional basis with buyers having satisfied themselves on all planning matters.

Anti-Money Laundering

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract), prior to solicitors being instructed.

Viewing

All viewing will be strictly by appointment only through Bryant Land and Property or Knight Frank.

Online viewing is available at the following link:

<https://my.matterport.com/show/?m=KvKXZZXYUFyv>

Contact

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Agent's Note

Bryant Land and Property and Knight Frank, for themselves and for the sellers of this property, whose agents they are, give notice that:

- 1)** The particulars are set out as a general outline only and for the guidance of intended buyers and do not constitute nor constitute part of an offer or contract.
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- 4)** The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumption should be made that the property has all necessary planning, building regulation or other consents.
- 5)** Prospective buyers will be asked to produce identification of the intended Buyer and other documentation in order to support any conditional offers submitted to the sellers. Bryant Land & Property and Knight Frank accept no liability of any type arising from your delay or others lack of co-operation. We may hold your name on our database unless you instruct us otherwise.



Knight Frank

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