



# BETTERTON FARMHOUSE

Lockinge Estate, Oxfordshire OX12 8QP





# Betterton Farmhouse

Lockinge Estate,  
Oxfordshire OX12 8QP

A six bedroom country house with extensive gardens, ancillary three bedroom cottage, tennis court, outbuildings, stables and paddock extending to approximately 2 acres.

Oxford 16 miles | Didcot Parkway (London Paddington 45 mins) 9 miles | A34 (Milton Junction) 6 miles | M40 24 miles | M4 16 miles |

Four stables with paddock (approx. 2 acres) | Ancillary cottage | Work from home facilities | Tennis court | Bespoke kitchen with electric AGA |

**Rent £7,700 per calendar month with rental agreement to be made by negotiation.**

**Available immediately.**



## Situation

Betterton Farmhouse is located on the Lockinge Estate in South Oxfordshire to the south of the picturesque downland village of Ardington. It is within close proximity to the market town of Wantage and allows easy access to major travel links. A mainline station can be found in Didcot (9 miles) with a link to London Paddington in approximately 45 minutes with Oxford also being close by (16 miles).

Situated within the North Wessex Downs National Landscape, the village of Ardington boasts an excellent village pub, the Holy Trinity parish church and the Ardington & Lockinge Sports Club. A number of public footpaths and bridleways cross the Estate and can be accessed directly from Betterton Farmhouse.

More extensive amenities can be found in the nearby market town of Wantage which is serviced by a variety of shops, supermarkets and local amenities.

There is notable schooling nearby including Radley College, Abingdon School and St Helen's & St Katharine's as well as an excellent range of schools in Oxford and Reading.

Further attractions include the Newbury and Cheltenham racecourses, the historic Ridgeway and Blenheim Palace.



## Amenities

Just over a mile from the property within Ardington can be found The Boars Head, the popular village pub serving homemade seasonal foods. In the nearby village of East Hendred is the Eyston Arms gastropub known for its excellent food featuring local produce and game. Ardington also has the benefit of village tearooms.

Sporting amenities in the area include the Ardington & Lockinge Sports Club and a variety of local golf courses.

## Directions

From Wantage take the A417 heading east. Take the second right hand turn sign posted to Ardington and Lockinge. Follow the road through the village of East Lockinge. Continue past the church and out towards Ginge. At the fork take the right hand road signposted to Betterton.

Pass the row of cottages on the left before turning right through the private gates to Betterton Farmhouse.

## Internal Accommodation

The accommodation is spread over three floors and also benefits from cellar rooms.

The ground floor encompasses a drawing room, sitting room, study, dining and reception halls, a garden room, bespoke kitchen including electric AGA, breakfast room, utility and boot rooms.

The master suite encompassing a dressing room and ensuite can be found on the first floor. Also on this floor is a family bathroom, linen store and a further good sized double bedroom.

The second floor comprises of a guest suite, family shower room, WC and the remaining three bedrooms.



## Ancillary Buildings

### Cottage

Betterton Farmhouse benefits from an additional cottage that would be suitable for guest accommodation or household staff. The cottage comprises three bedrooms, one of which is ensuite, a family bathroom, kitchen, conservatory and two reception rooms. There is also a laundry room and single garage.

### Stables

Four stables are located in the grounds of Betterton Farmhouse. They benefit from a tack room and further storage areas.

### Studios and Games Rooms

Situated in the grounds of the Property are rooms providing opportunities for games rooms, studio space or offering work from home facilities. These have the benefit of electrical connections and heating.

## Outside Areas

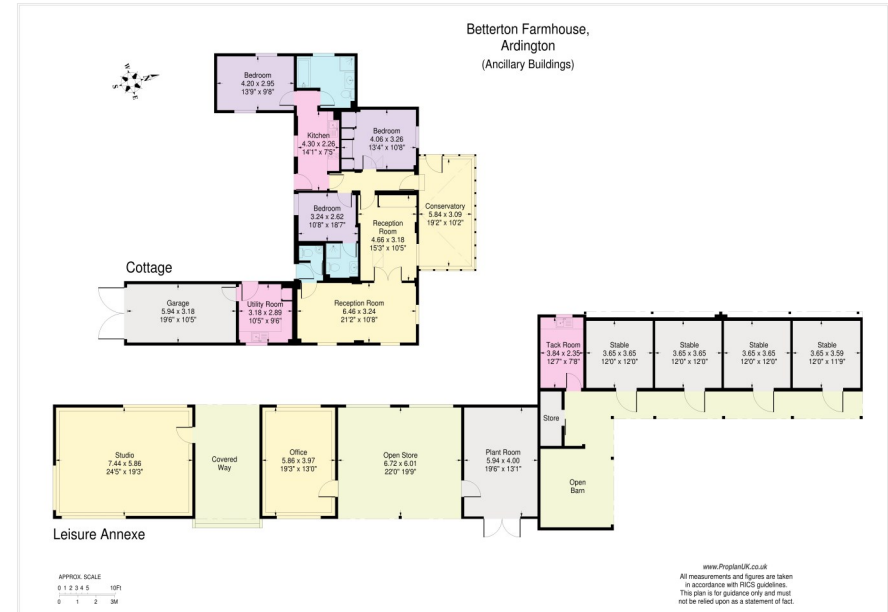
There is a private gated driveway which leads from a quiet lane to the Property. The garden areas are mainly laid to lawn with a small summer house and flowerbeds. The Property also offers an orchard area, a full size tennis court and a paddock measuring approximately 2 acres suitable for grazing horses surrounded by open countryside with views towards the historic Ridgeway. Gardening will be included (64 person days per annum).

## Services

Mains electricity and drainage are connected to the property, with private water from the Estate supply. Heating to the main house and cottage is via an oil fired boiler. Telephone and fibre broadband are available in the area according to British Telecom. Payment of all outgoings are the responsibility of the tenant.

## Council Tax

The Council Tax falls into Band H with the Vale of White Horse District Council.



## Equipment

The Property is to be let unfurnished. A photographic record of condition will be taken prior to occupation with a copy being provided to the tenant.

EPC: Betterton Farmhouse: E  
Betterton Farmhouse Cottage: D

## Availability

The property is available immediately.

Viewing is strictly by appointment with Adkin or the Lockinge Estate Office. Contact Alison Bowler or Alexandra Brown for further information using the contact details below.

Telephone: 01235 862888 (Adkin)  
01235 833200 (Lockinge Estate Office)

Email: [alison.bowler@adkin.co.uk](mailto:alison.bowler@adkin.co.uk)  
[info@lockinge-estate.co.uk](mailto:info@lockinge-estate.co.uk)

## Tenancy Costs

Rent: £7,700 per calendar month.

Deposit: £7,700.

Tenancy Agreement: terms to be agreed subject to negotiation.

## Disclaimer

ALL APPLICANTS SHOULD MAKE A CAREFUL NOTE OF THE FOLLOWING CONDITIONS AS THEY ARE AN IMPORTANT PART OF ENTERING INTO A TENANCY AGREEMENT SHOULD YOUR APPLICATION BE ACCEPTED.

The first month's rent and deposit will be required before handing over the keys for occupation. Only a banker's draft or building society counter cheque or Electronic BACS payment will be accepted at this stage. Future rent payments will be required on a direct debit basis, unless stated otherwise and full details of the relevant bank account will be made at the appropriate time.

A TERM CERTAIN IS FOR A FIXED PERIOD WHICH NEITHER THE LANDLORD NOR TENANT MAY BRING TO AN END BEFORE THE EXPIRY OF THAT TERM OTHER THAN FOR A BREACH OF COVENANT.



Successful tenants should keep a copy of these particulars for future reference. Every care has been taken to ensure that these particulars are correct, but parties must satisfy themselves as to the accuracy of all statements. No warranty is intended or implied.

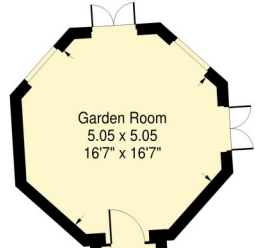
Adkin for themselves, and the landlord of this property, whose Agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of any offer or contract (2) All statements contained in these particulars as to this property are made without responsibility on the part of Adkin, or the landlord; (3) None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact (4) Any intending tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (5) The landlord does not make or give, and neither Adkin nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.

Reference: CL2(a)  
Photos taken: June 2017 & March 2024  
Particulars produced: June 2024

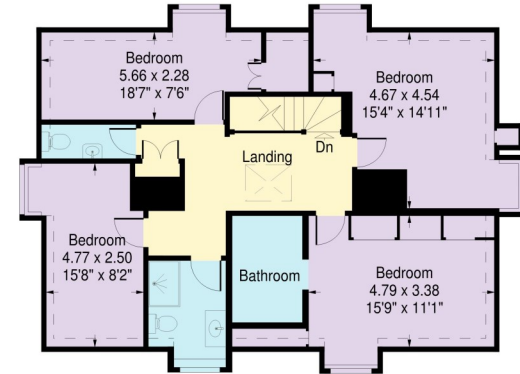


# Betterton Farmhouse, Ardington

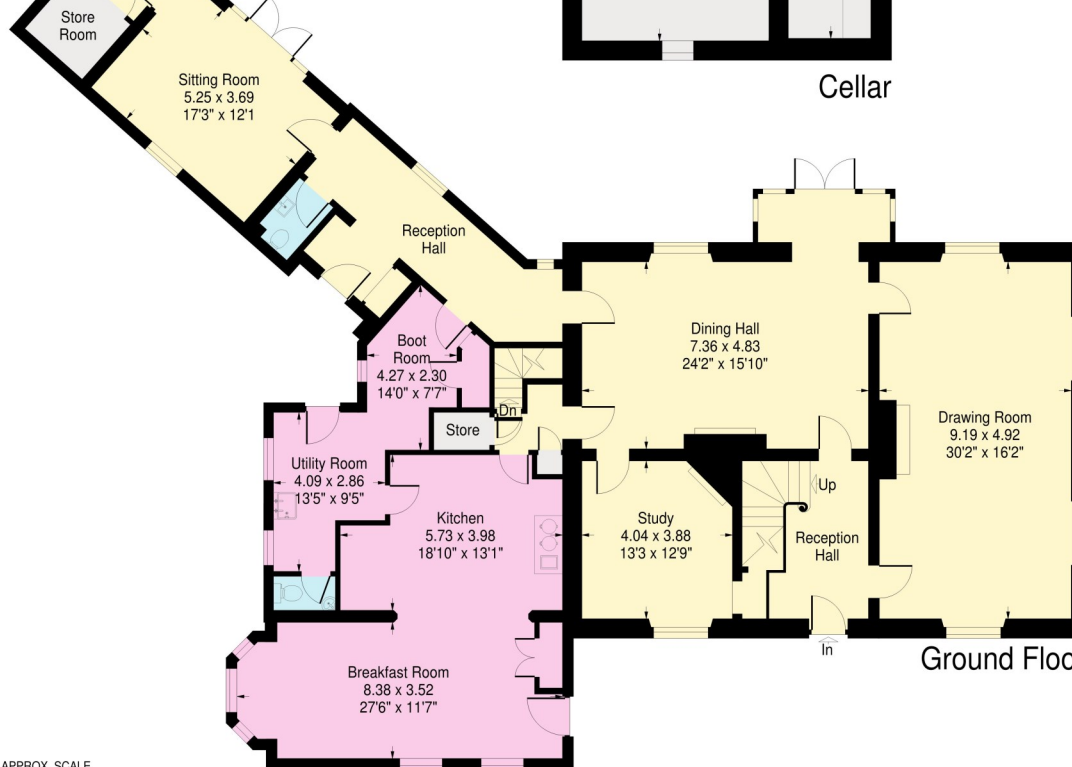
Approximate Gross Internal Area:  
 House - 555.9 sq.m / 5984 sq.ft  
 (including reduced height - 6.5 sq.m / 70 sq.ft)  
 Cottage - 149.4 sq.m / 1608 sq.ft  
 (including conservatory, garage and utility room)  
 Leisure Annexe - 158.9 sq.m / 1710 sq.ft  
 (not including open areas - 108.8 sq.m / 1171 sq.ft)  
 Total area - 973.0 sq.m / 10,473 sq.ft



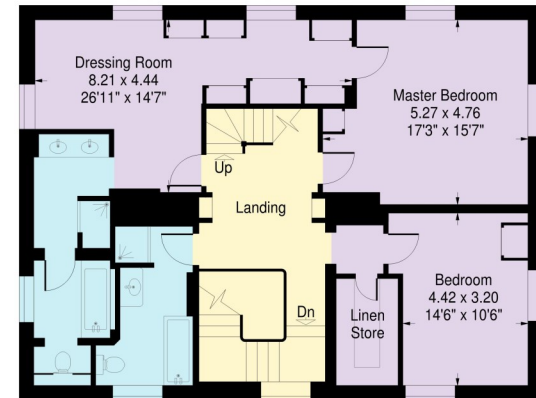
Cellar



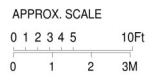
Second Floor



Ground Floor



First Floor



[www.ProplanUK.co.uk](http://www.ProplanUK.co.uk)  
 All measurements and figures are taken  
 in accordance with RICS guidelines.  
 This plan is for guidance only and must  
 not be relied upon as a statement of fact.



Orpwood House, School Road  
Ardington, Wantage  
Oxfordshire OX12 8PQ  
Telephone: 01235 862888  
mail@adkin.co.uk  
www.adkin.co.uk

