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HENLEY-ON-THAMES | MARLOW | Basingstoke  
**SIMMONS & SONS**

## Wyfold Stables, Wyfold Lane, Rotherfield Peppard, RG9 5LR

A compact stable yard with manege set in 4.37 hectares (10.78 acres) of permanent pasture

OIEO: £350,000

Freehold



**Wyfold Stables,  
Wyfold Lane,  
Rotherfield Peppard,  
Henley-on-Thames RG9 5LR**

- 4.37 hectares (10.78 acres)
- Permanent Pasture
- Well-connected Rural Location
- For Sale as a Whole by Private Treaty
- What3Words: [///assemble.galloping.scales](#)

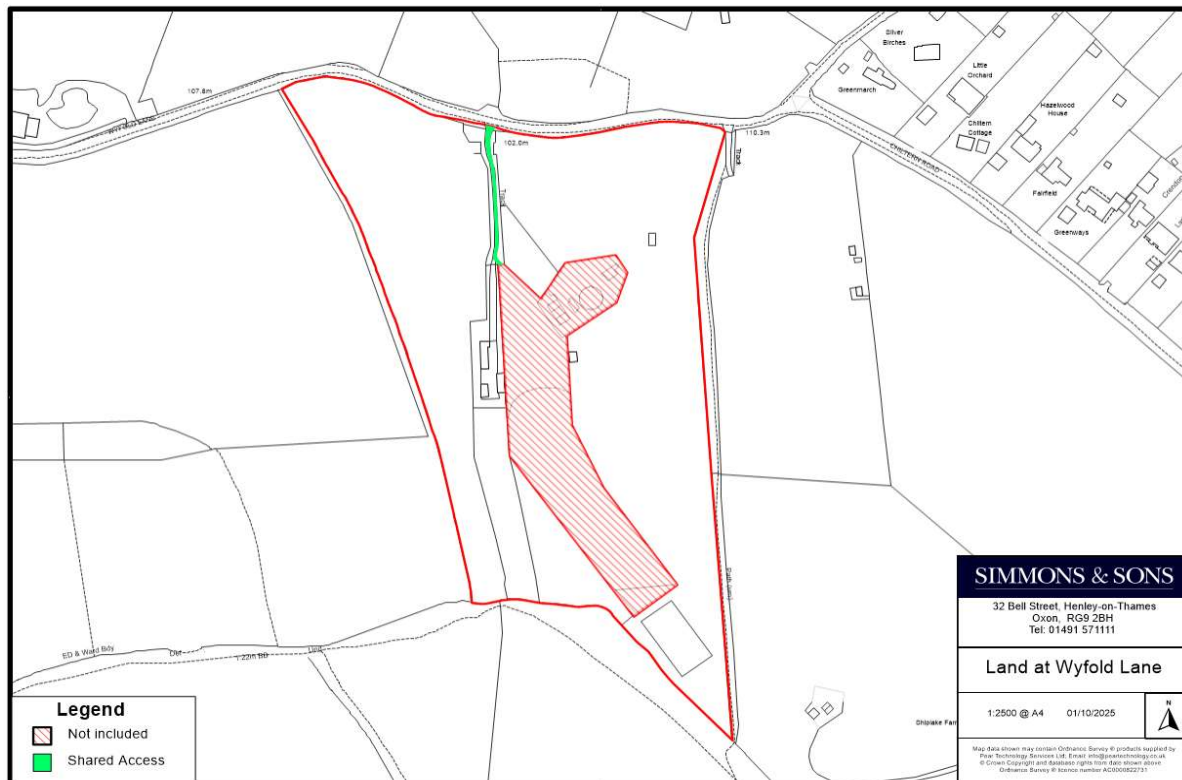
A rare opportunity to purchase a comprehensive Stable Yard with 3 loose boxes, tack room, manège, 2 mobile field shelters (with 5 further loose boxes) and approximately 10.78 acres of pasture located on the outskirts of Peppard Common.

**SITUATION**

The land is located to the west of Peppard Common, approximately 3 miles to the west of Henley-on-Thames and 4.5 miles north of Reading. The land lies within the Chilterns National Landscape. A location plan may be found at the end of these sales particulars.







## SERVICES

The land is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplied and other existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

The land benefits from mains water only and is crossed by a line of timber utility poles. Interested parties are advised to undertake their own enquiries regarding services connection and other utilities.

## ACCESS

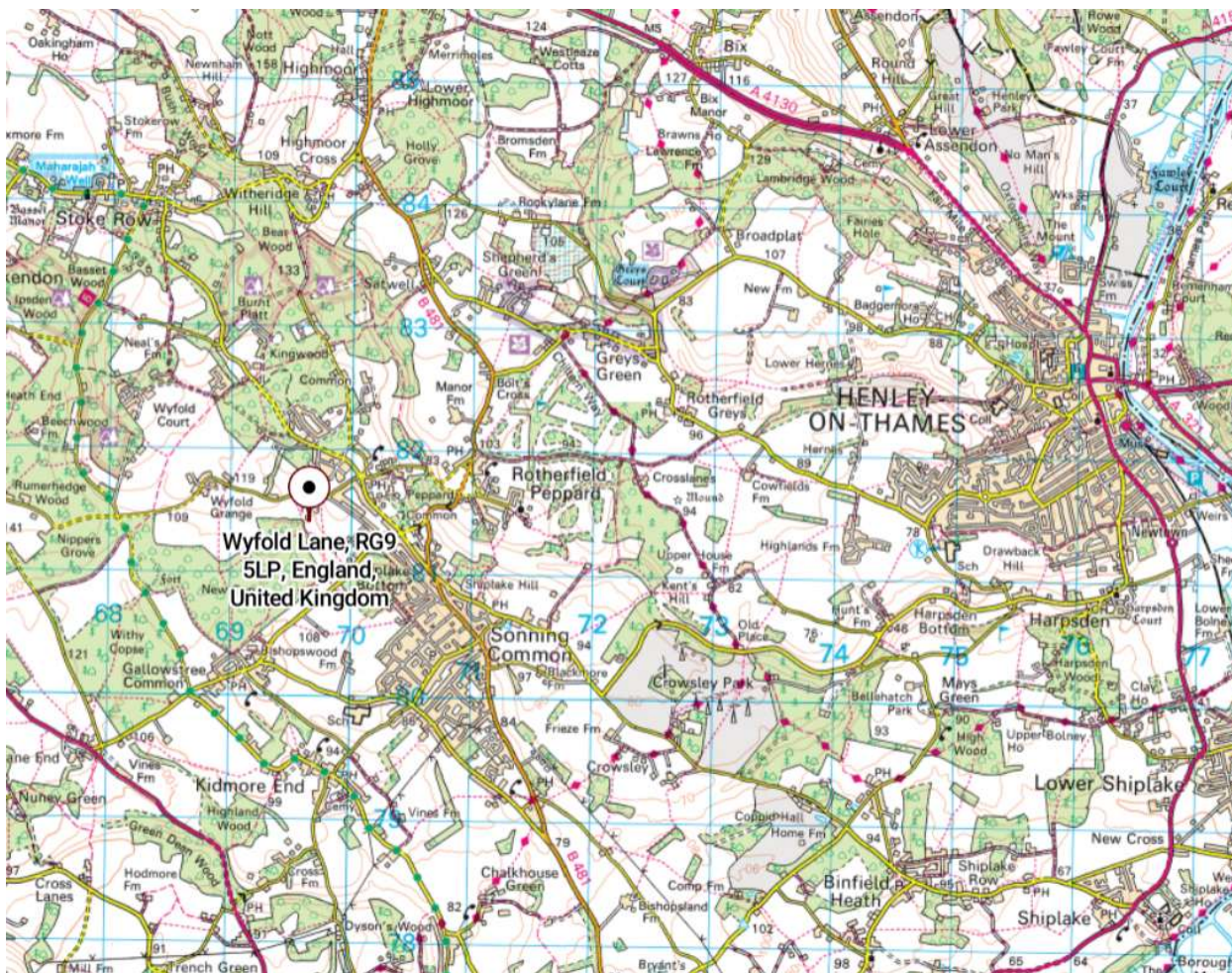
Access to the Property is gained via a set of metal field gates off Wyfold Lane. The owners of the land in the centre of the holding (hatched red on the plan) have a right of access over the track tinted green on the plan.

## PLANNING

The Title Register contains restrictive covenants including a modern covenant from 2007 prohibiting the erection of any structure on the land save for the stabling of horses or shelter of horses.

Interested parties are advised to make their own enquiries in respect of planning matters.





## DIRECTIONS

From the A4074 at Reading continue North and turn east onto Horsepond Road at Cane End, then north onto Wyfold Road and east onto Wyfold Lane. From Henley-on-Thames go west on Greys Road and south on the B481 through Rotherfield Peppard, into Peppard Common, then north on Chiltern Road and west onto Wyfold Lane.

## LOCAL AUTHORITY

South Oxfordshire District Council

Simmons and Sons, 32 Bell Street,  
Henley-on-Thames, Oxon RG9 2BH  
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Date of Particulars: December 2025

Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract of offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

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