



VALLEY ROAD, HUGHENDEN VALLEY, BUCKINGHAMSHIRE, HP14 4LB

Winkworth

HUGHENDEN VALLEY

A rare opportunity to purchase an elegant barn conversion believed to date back to 1798, comprising three reception rooms, four bedrooms, and two bathrooms, set in a magnificent and convenient location with gardens and 1 acre paddock overlooking Hughenden Manor estate grounds.

- An historical barn conversion originally part of Benjamin Disraeli's Hughenden Manor Estate
 - An abundance of character successfully combined with contemporary features
 - 4 bedrooms (one currently arranged as a study)
 - 3 reception rooms
 - 2 bathrooms
 - Double garage
 - Pretty, well stocked south facing walled gardens and 1 acre paddock
- Opportunity to buy an adjoining two storey 2 bedroom barn conversion with double garage (through separate negotiation)
 - EPC Exempt / Council Tax Band G

£1,695,000 FREEHOLD





This beautiful home with a stunning entertaining lounge provides ample space for a family to live and grow in a peaceful countryside setting.

TITHE BARN

LOCATED ON THE CHARACTERFUL AND BEAUTIFUL CONVERSION OF CHURCH FARM, TITHE BARN ENJOYS THE BEST OF BOTH WORLDS, A VERY PRIVATE AND RURAL SETTING YET EASY ACCESS TO LOCAL AMENITIES. ADJACENT TO NATIONAL TRUST ESTATE LAND (HUGHENDEN MANOR), WITH ENVIABLE VIEWS, THIS STYLISH, CHARMING HOME NEEDS TO BE SEEN TO BE FULLY APPRECIATED, AND AS SUCH VIEWINGS ARE STRONGLY RECOMMENDED. FOR THOSE LOOKING FOR MULTI-GENERATIONAL LIVING, THE PROPERTY ALSO INCLUDES THE OPPORTUNITY TO BUY AN ADJOINING TWO STOREY 2 BEDROOM BARN CONVERSION WITH DOUBLE GARAGE (THROUGH SEPARATE NEGOTIATION).

Inside, the property is presented in immaculate condition with a very versatile and flexible layout. With a plethora of original character features including a magnificent, vaulted lounge, exposed beams and outstanding fireplace, the barns ooze charm and personality.

The property is entered into a spacious reception hall with flagstone flooring which leads directly into the dining room and impressive lounge. This flowing interior provides exceptional views out and direct access onto the pretty garden. The 26'9ft entertaining lounge is most definitely an outstanding feature of the property. With vaulted ceiling and a magnificent fireplace with bespoke ironwork cast by a local forge, the room provides the perfect combination of grandeur and warm ambience to be enjoyed for both family and entertaining. To the rear of this impressive space, a door leads through to a separate room currently used as a gym. To the left of the entrance hall, steps lead down into the kitchen breakfast room, fitted with a stylish range of bespoke hand painted units complemented by an Aga, integrated appliances and wooden work surfaces. An island unit combines workspace and seating and there is also ample space for a table and chairs. A walk-in larder provides additional handy storage.

On first floor level, accessed via a galleried landing, are four bedrooms including a master suite with floor to ceiling windows, built-in wardrobes and a contemporary en-suite bathroom. The family bathroom with separate shower cubicle is also located on this level.





"The property benefits from rights of way to access National Trust land, as well as several covenants designed to protect and enhance the beauty of the property and location"

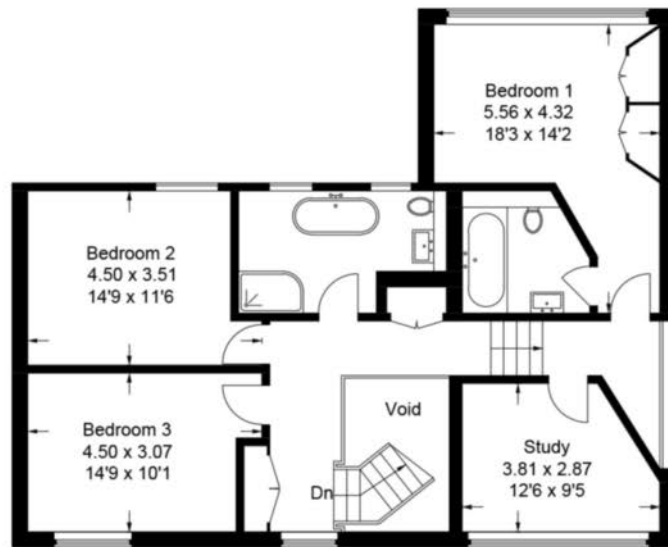
GARDEN AND GROUNDS

Tithe Barn is set in a stunning rural location approached via a private drive and is one of just six properties within the Church Farm conversion. To the front is parking for several cars along with a double garage and well-maintained lawned area adding to the feeling of space and tranquillity. To the rear is a pretty, well stocked south facing garden. There is also the advantage of a 1-acre paddock through which the Hughenden winterbourne stream flows. The property also enjoys unbeatable views and direct access via a footpath to the National Trust woodland and fields along to St Michaels and All Angels Church and Hughenden Village Hall and Village shop.

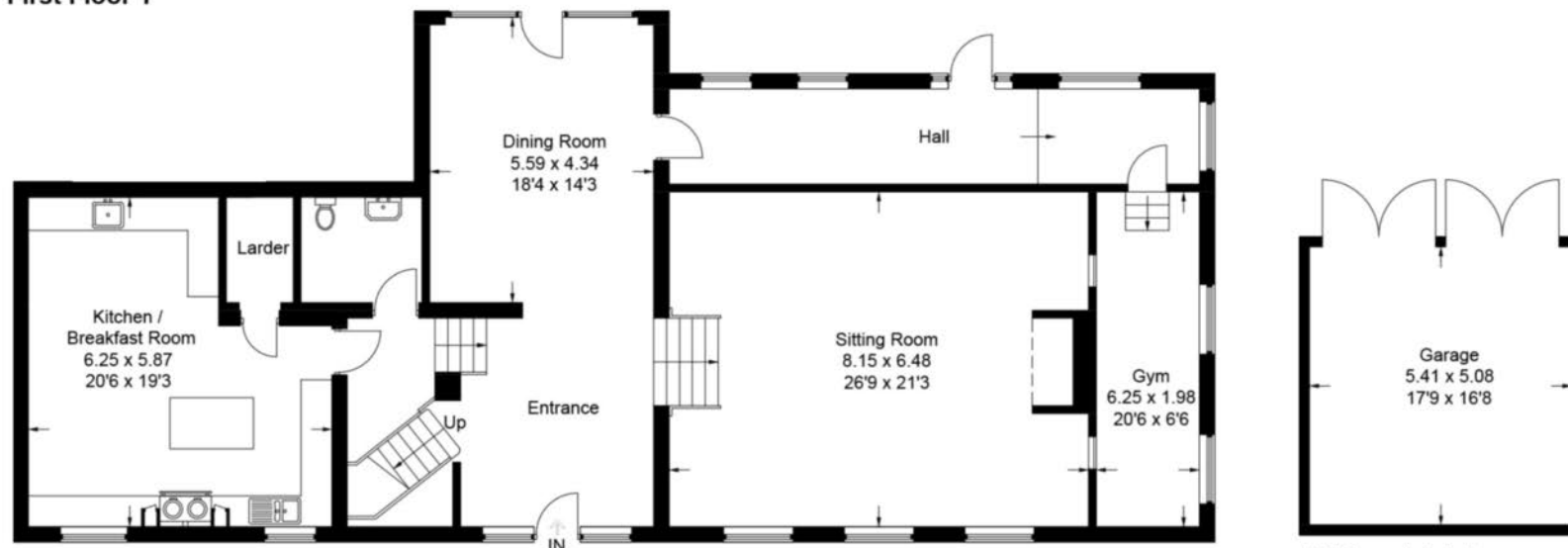
LOCATION

The property is set within the Chilterns area of outstanding natural beauty on the National Trust's Hughenden Manor Estate. The nearby town of High Wycombe provides comprehensive shopping and leisure facilities along with direct train links into London Marylebone. The M40 is approximately 3 ½ miles away. The area is well regarded for its excellent grammar schooling and there are also a good number of state and independent schools within easy reach. Hughenden Valley Primary, Great Kingshill Primary, Pipers Corner, Godstowe and The Royal Grammar School are all less than 5 minutes drive away. Secondary schools are reachable in Great Missenden and High Wycombe. Wycombe Abbey, Wycombe High and John Hampden Grammar are approximately 10 minutes drive away.





First Floor 1



(Not Shown In Actual Location / Orientation)

Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

EPC RATING: EXEMPT

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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