



Maple Barn
Pitchcott | Aylesbury | Buckinghamshire | HP22 4HT

FINE & COUNTRY

MAPLE BARN

Maple Barn is a superb five bedroom detached family home situated in an elevated position with outstanding views over the Vale of Aylesbury.



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- Large shingle driveway approached via electric gates
 - 7.5Kw of PV cells generate an income of more than £1,200 per year.
 - Renewable Heat Incentive will continue to pay more than £2,300 per year until April 2022.
 - Rapid Rural wireless internet service provides download speeds typically between 80 and 140 Mbps



Maple Barn is a superb five bedroom detached family home situated in an elevated position with outstanding views over the Vale of Aylesbury. The house is presented in immaculate order throughout and has been designed for modern family living and provides 3,147 sq. ft. of spacious accommodation with a range of good sized reception rooms, bedrooms and bath/shower rooms. Outside there is a large shingle driveway providing parking for many vehicles with an additional double car barn. One of the main features of the property is the landscaped gardens and meadow land with a fantastic outlook to the rear.







Accommodation
Hall
Cloakroom
Kitchen
Utility Room
Dining and Sitting Area
Sitting Room
Snug
Study
Five Bedrooms
Four Bathrooms
Car Barn
Store
Gardens
Meadow
Attic

Seller Insight

“We were initially attracted by the feeling of spaciousness, privacy and light that Maple Barn offered – both within the property and its surroundings – and the wonderful views,” say the current owners of this accessible rural home. “The house was newly converted and designed for modern family living with a range of good sized reception rooms, bedrooms and bath/shower rooms.”

“We have made several major improvements to the property since moving in,” the owners continue, “so that the property is now very well insulated, equipped and laid out, easy to maintain, eco-friendly and cheap to run, with a high speed wireless internet connection. We removed the oil boiler and installed a renewable energy system including solar PV cells and a ground source heat pump. These provide us with an environmentally friendly and efficient all electric home, the running cost of which is more than covered by income from the feed in and export tariffs and the renewable heat incentive. We installed triple glazing throughout and a porch to add definition and shelter to our main entrance.”

“When we moved into the property the land was basically an overgrown field,” say the owners, “so we created a garden with a secluded patio area with planting and a water feature, and beds of mixed shrubs to provide all year colour and coverage. There is a greenhouse and a section with raised beds and soft fruit. We left a significant area for wild flowers and meadow land to encourage wildlife. A meandering path leads through the meadow to a gazebo that provides a tranquil spot for watching the sunset. We have enjoyed seeing partridges and pheasants nest in the meadow and look forward to a visit each spring from a hare or two. We see a wide range of bird life here at Maple Barn including house martins, tits and woodpeckers.”

“Pitchcott is a rural hamlet in the Buckinghamshire countryside, yet it is not isolated,” say the owners, “with several attractive villages nearby and within easy reach of Bicester, Thame, Aylesbury, Milton Keynes, Oxford and London. The adjoining village of Oving has a thriving community based around the village hall, social groups and activities including art/craft, book group, walking club, yoga, film and quiz nights and occasional theatrical presentations. There are also a children’s playground and tennis courts. Whitchurch (2 miles) has a petrol station with shop and post office, a hairdresser, beauty salon, primary school and doctors’ surgery. Several pubs in the area offer decent food and drink. Mainline rail connections are various, with the M40 also easily accessed. A wide choice of schools, both state and independent, are within 15 miles including Aylesbury High and Aylesbury Grammar.”

“We will miss the view across the Vale of Aylesbury towards Waddesdon and Brill, trees appearing like islands emerging from a sea of mist in the valley, as well as watching wildlife flying, running, nesting and feeding, and observing stunning sunsets.”

“Our favourite room is the large sitting room as this is a place for family gatherings – cosy in winter but opening out through bifold doors into the garden in summer – and for enjoying the views.”

“The house offers a great space for parties and we have celebrated both our daughters’ 21st birthdays here. The garden features a choice of areas for sitting for a meal or with a drink, alone or with company, lying in the sun or just taking in the view from different angles. It’s also pleasant just to stroll around.”

“Numerous walks can be enjoyed in the area and the National Trust properties of Waddesdon Manor, Stowe and Claydon House are all nearby. For those with a robust credit card, Bicester Village shopping outlet is also within easy reach. Excellent shopping is also found in Milton Keynes.”*







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Maple Barn is situated in the small rural hamlet of Pitchcott 6 miles to the north-west of Aylesbury with a fine view over the Vale of Aylesbury. The very close village of Oving has a newly designed village hall, tennis courts, a children's playground, a public house, a church and the two villages benefit from many ancient footpaths and circular walks through the surrounding countryside. The nearby village of Whitchurch has a further range of day-to-day facilities with a Petrol Station, Post Office and Doctors' Surgery. The picturesque village of Quainton is within 2.5 miles with a traditional village green which looks up towards the 1830 Windmill and a long-established public house, a coffee shop/deli and a general store. Nine local church parishes, including the parish of Oving with Pitchcott, make up the Schorne team of Parishes offering a wide range of services and support in the surrounding village communities.







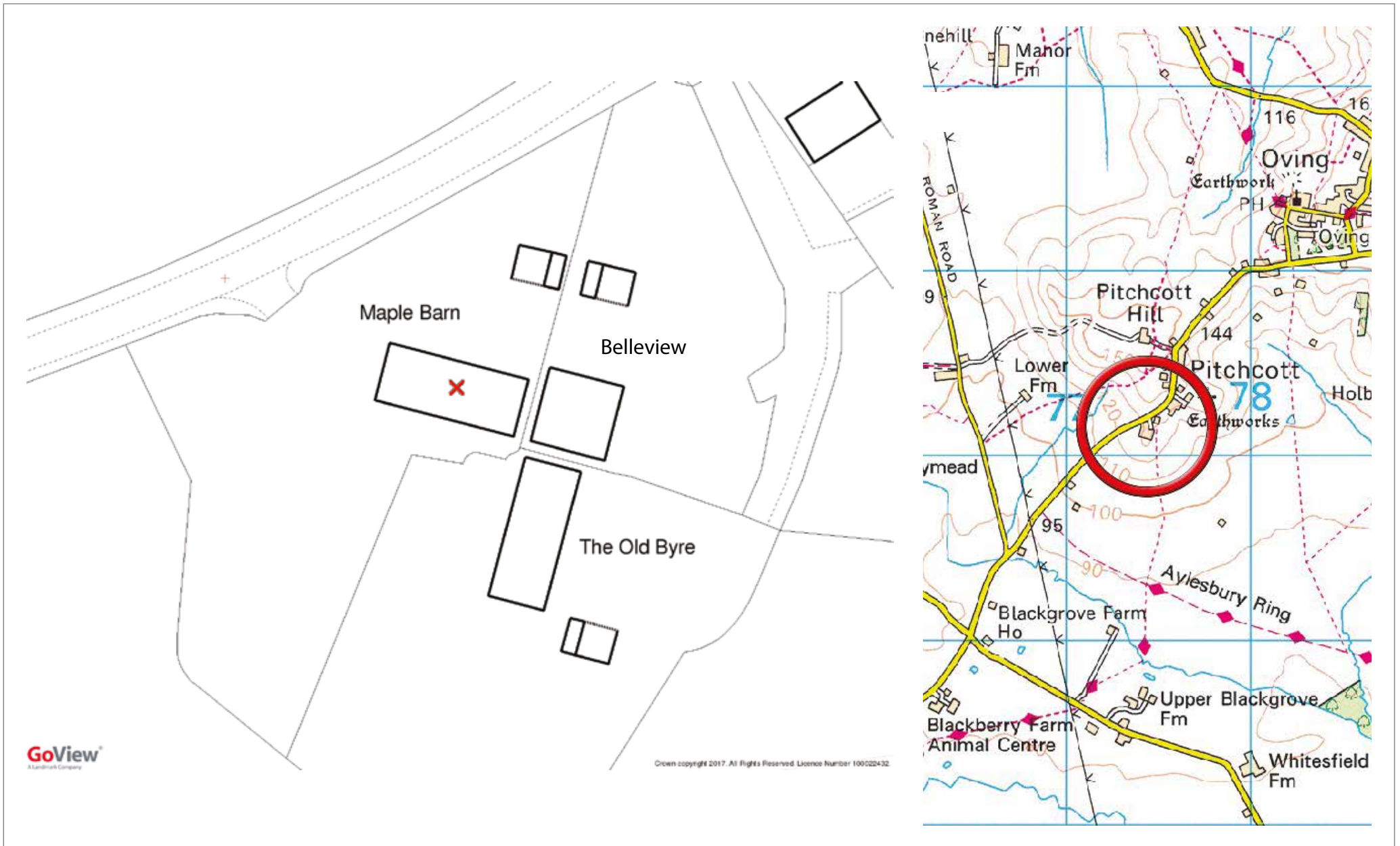


The area is well served with some excellent schools including - Swanbourne House, Winchester House, Ashfold and a very highly regarded state primary – Whitchurch Combined School. Secondary schools, most with bus services from the villages, include Stowe, Berkhamsted School, Akeley Wood, Thornton College, Waddesdon Church of England school and the highly sought-after Aylesbury Grammar Schools.





The surrounding market towns and villages within Aylesbury Vale provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quainton Steam Railway. Extensive shopping facilities are situated at Bicester Village Retail Outlet, the refurbished Friar's Square shopping centre in the county town of Aylesbury, 6 miles away, which has a wide choice of social facilities, highly rated Grammar Schools and two mainline railway stations at Aylesbury Vale Parkway and Aylesbury Town with London Marylebone reached in 59 minutes. The nearby A41 provides easy access into Aylesbury, Bicester and onwards to the M40 and M25 motorway networks.

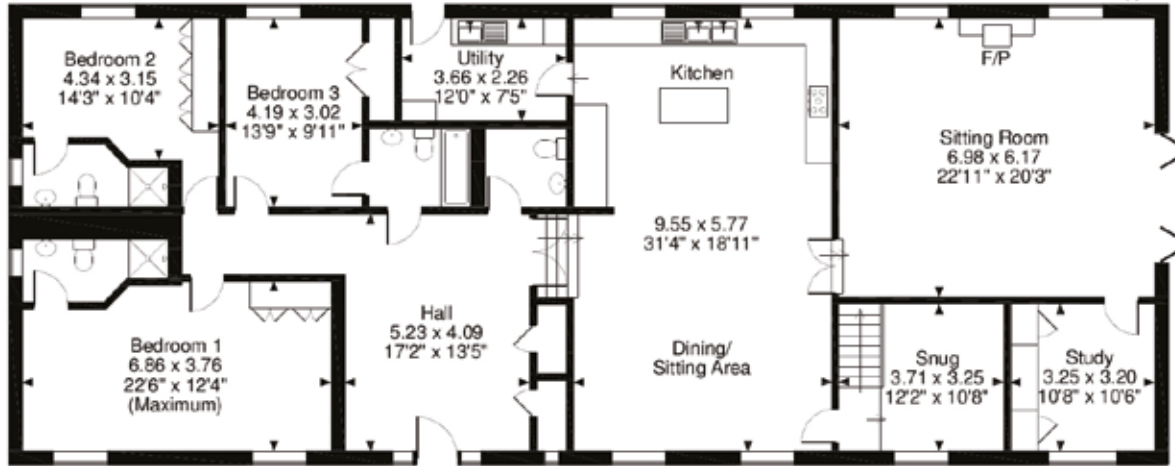
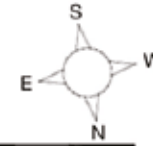


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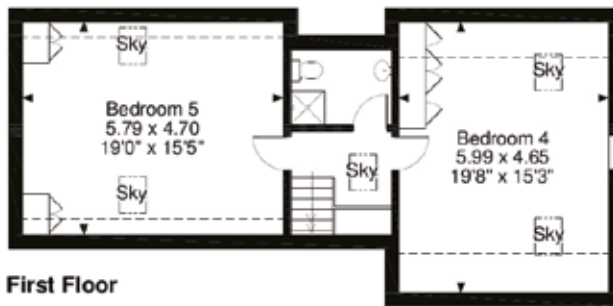
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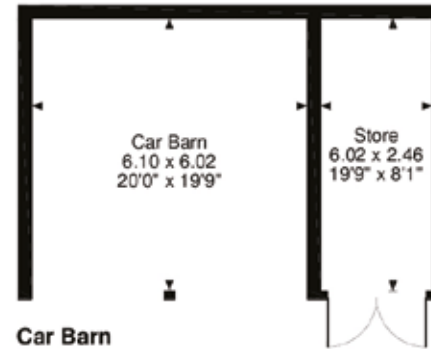
Maple Barn Pitchcott, Aylesbury
Approximate Gross Internal Area
Main House = 3147 Sq Ft/293 Sq M
Car Barn = 573 Sq Ft/53 Sq M
Total = 3720 Sq Ft/346 Sq M



Ground Floor



First Floor



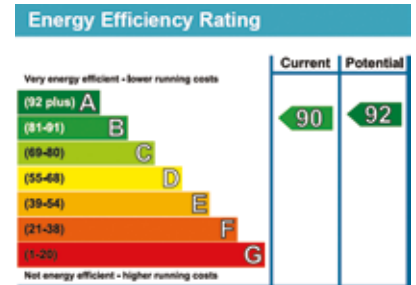
Car Barn

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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 20.09.2017





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