

# ROWAN HOUSE

8 MORETON LANE BISHOPSTONE BUCKINGHAMSHIRE HP17

GUIDE PRICE £895,000



OFF THE BEATEN TRACK YET BY NO MEANS REMOTE A SUBSTANTIAL DETACHED HOME WITH FIVE BEDROOMS AND FOUR RECEPTION ROOMS INCLUDING A FIRST FLOOR GAMES/FAMILY ROOM

HAMNETT  
HAYWARD

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WITH SUBSTANTIAL ACCOMMODATION A DETACHED  
VILLAGE HOME IN A GENEROUS REAR GARDEN OF OVER  
200 FEET



This substantial family home is situated in a quiet location in Moreton Lane which is a peaceful country lane leading to fields and a network of pathways that criss-cross the farmland that surround the village. In terms of traffic you are likely to see ramblers as cars in the lane. Don't be fooled by the idyllic location, there are three main line railway stations all less than four miles away. The accommodation is great. There are three reception rooms downstairs together with a very smartly refitted kitchen in a very contemporary style. Upstairs are five bedrooms and two bathrooms but the real star of the show here is the first floor 20'by15' games/family room. Our clients tell us that this room was a real favourite with their children and latterly their grandchildren. It also has the flexibility to be redesigned as a self contained annexe, if required with the bonus of fine views. Outside the gardens really are something a bit special. The rear garden is about two hundred feet deep with years of tending and planting to get it to it's current established state. What a fantastic environment to bring up a family and by that we mean the whole package of house, location and stunning gardens. This really is buying into a lifestyle.

## At a Glance

- SPACIOUS AND LIGHT ACCOMMODATION THROUGHOUT
- FOUR RECEPTION ROOMS
- FIVE BEDROOMS AND TWO BATHROOMS
- STUNNING LARGE GARDENS
- TUCKED AWAY IN A PEACEFUL LOCATION



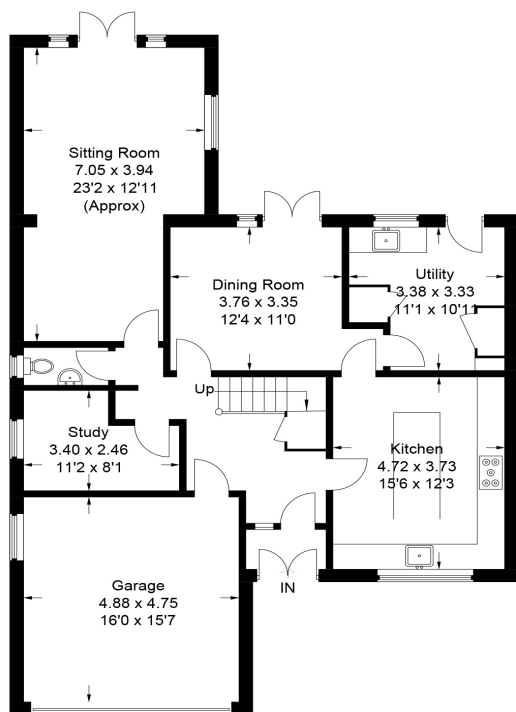
## Accommodation

- ENTRANCE HALL
- SITTING ROOM OVER  
LOOKING THE GARDEN
- KITCHEN
- DINING ROOM
- STUDY
- UTILITY ROOM
- CLOAKROOM
- LANDING
- LARGE GAMES/FAMILY  
ROOM
- PRINCIPAL BEDROOM WITH  
EN-SUITE BATHROOM
- FOUR FURTHER BEDROOMS
- FAMILY BATHROOM
- DOUBLE GARAGE AND  
DRIVEWAY PARKING FOR  
SEVERAL VEHICLES
- LARGE AND EXTENSIVE  
GARDENS

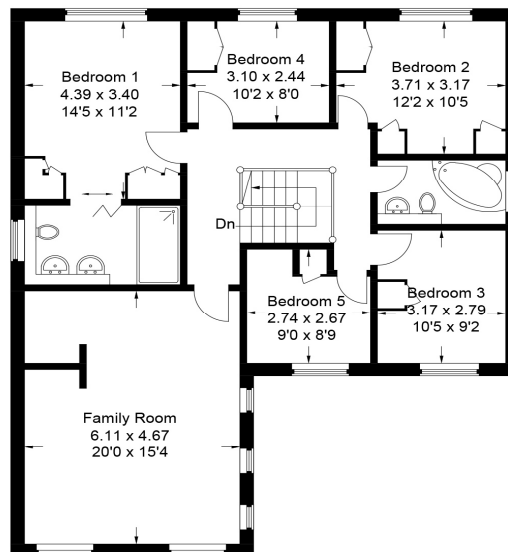


Guide Price  
**£895,000**

Approximate Gross Internal Area  
Ground Floor = 120 sq m / 1292 sq ft  
First Floor = 107.1 sq m / 1153 sq ft  
Total = 227.1 sq m / 2445 sq ft



**Ground Floor**



**First 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.

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## Location

The property is situated within the village of Bishopstone, a small rural community with access to the comprehensive amenities available at Aylesbury, Princes Risborough and Thame. Communications are good with the nearest main line rail station being at Stoke Mandeville (approx. 2 miles) and reaching Marylebone within 55 minutes. The M40 motorway near Thame is within about 10 miles, connecting with the M4, A41 and M25 network and reaching London, Oxford, Birmingham, Heathrow and Gatwick Airports. Good news the Village Public House is due to re-open sometime in the near future .

## Additional information

Services: Mains water, electricity and Oil

Heating: Oil fired central heating to radiators

Fixtures and fittings: All fixtures and fittings are excluded but may be available by separate negotiation

Postcode: HP17 8SQ

Council Tax Band G

Local Authority: Aylesbury Vale District Council

Energy rating: Current (51)

Potential (77) Further details available on request

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