



WILSON HEAL

High Barn Farm and Shires Yard, Woodrow, Buckinghamshire. HP7 0RP





# High Barn Farm and Shires Yard, Woodrow, Buckinghamshire. HP7 0RP



## Features

- **Excellent Development Potential**
- **Enviably elevated position**
- **Unspoilt views over countryside.**
- **Established plot of approximately 0.75 acre**

Offering excellent potential for redevelopment, the property which includes the barn, cottage, open barn style garaging and barn store were originally part of the 'Drakes Estate' and has been with the current family since 1979. The impressive Grade II listed barn is one of the last of its type in Buckinghamshire with only several left in the country, the fully aisled barn originally had five bays while the cottage was formerly a stables. There is no accurate record as to how old the barns are but it is deemed to be approximately 450 years old.

Situated in the attractive hamlet of Woodrow, High Barn Farm and Shires Yard are located in an enviable elevated position overlooking the Chiltern countryside in an area of outstanding natural beauty on a plot of approximately 0.75 acre.





In 1982 'High Barn Farm' was redeveloped with two of the bays being converted to provide living accommodation on two floors. This includes, four bedrooms, two bathrooms, two reception rooms, kitchen/dining room, two cloakrooms, utility room and garage/store. The three remaining tiers are in their original condition with an impressive vaulted ceiling and exposed original oak timbers. Offering approximately 800sq ft of additional space, planning was granted in March 2017 to convert the remainder of the barn into further living accommodation (CH/2017/0467/FA). The adjoining stables were converted to create a pretty and spacious end terrace cottage offering accommodation on two floors. This includes: two reception rooms, kitchen, utility room, two bedrooms and family bathroom.

Offering an enviable outlook onto the open fields and countryside beyond, the majority of the gardens are to the front and are predominantly laid to lawn with an abundance of mature flowers, shrubs and trees. Sweeping gravel driveways lead to both the front and rear of the properties with a large courtyard area offering ample parking. The original character open barn has a tiled pitched roof with supporting exposed beams and brickwork offering parking bays for 4 vehicles.

The neighbouring barn store of approximately 555sq ft offers excellent potential for conversion into further living accommodation, studio ,office etc.

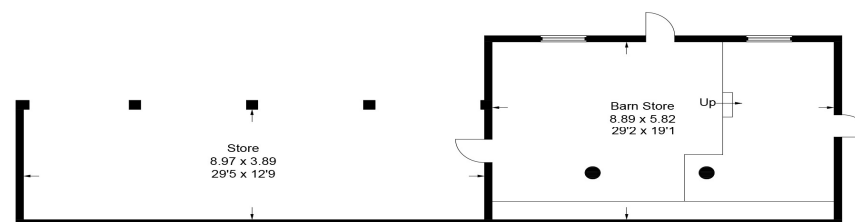
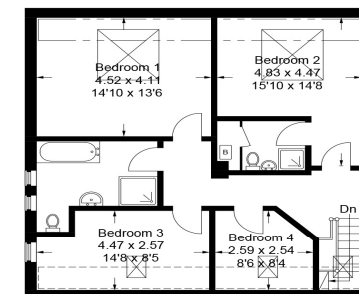
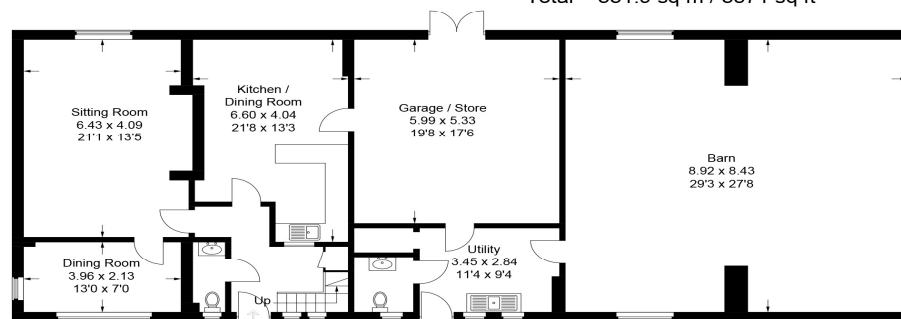




The property lies in the attractive hamlet of Woodrow, in an elevated position with a lovely outlook over the surrounding Chiltern countryside. The hamlet lies close to the market town of Amersham, the old town of Amersham offering a number of excellent public houses, restaurants, boutique shops and a supermarket. Amersham on the Hill (2 miles) provides an overland rail and underground railway station connecting to London Marylebone (Baker Street), Moorgate and therefore the City. Sporting facilities in the area generally are excellent including Golf at Harewood Downs, Beaconsfield and Denham. There are many footpaths and bridle paths in the area providing lovely walks and rides through the Chilterns. The house is situated in Green Belt land in a conservation area and an area of Outstanding Natural Beauty.

## High Barn Farm

Approximate Gross Internal Area  
 Ground Floor = 205.1 sq m / 2208 sq ft  
 First Floor = 75.2 sq m / 808 sq ft  
 Outbuilding = 51.6 sq m / 555 sq ft  
 Total = 331.9 sq m / 3571 sq ft



(Not Shown In Actual Location / Orientation)

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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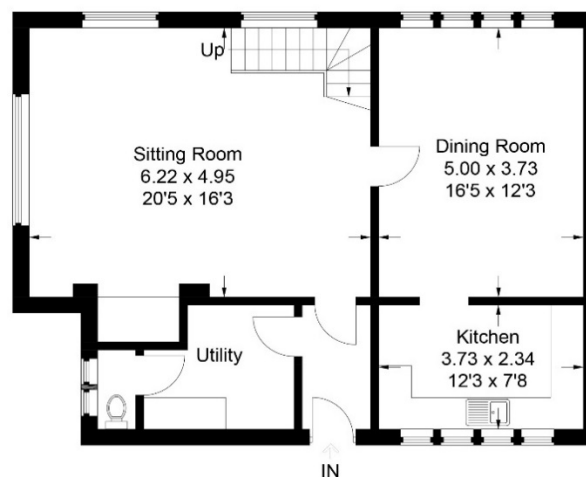


## Shires Yard

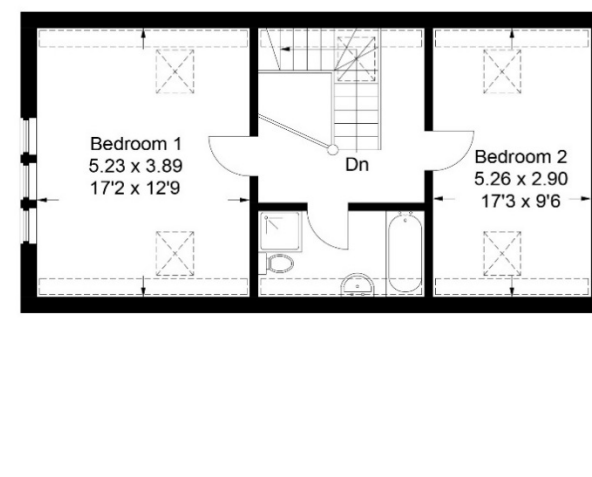
Approximate Gross Internal Area  
Ground Floor = 74.1 sq m / 798 sq ft  
First Floor = 51.8 sq m / 557 sq ft  
Total = 125.9 sq m / 1355 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

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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.

Ravensworth 01670 713330



WILSON HEAL

Nightingales Corner, Burtons Lane,  
Little Chalfont, Buckinghamshire, HP7 9PY  
Tel: 01494 764 200  
E-mail: [sales@wilsonheal.co.uk](mailto:sales@wilsonheal.co.uk)  
[www.wilsonheal.co.uk](http://www.wilsonheal.co.uk)