



*Old Tythe Barn
Speen Road
North Dean
Buckinghamshire*





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OLD TYTHE BARN

Old Tythe Barn is set in a beautiful setting of approximately 14 acres of gardens, paddocks and woodland, and is surrounded by open countryside. Believed to have been originally built in the mid 18th Century and then subsequently converted to this high standard by the current owners in 1978. Beautifully presented throughout, the property has been meticulously finished to enhance its character features, including a superb and very spacious kitchen with utility room, a large dual aspect sitting room with an inglenook fireplace and views across the grounds. A dining room, full size snooker room and indoor swimming pool, large study and 6 first floor bedrooms make for this property to be an ideal large family house.

The grounds are in approximately 14 acres, with the garden having a variety of well designed and stocked flower and shrub borders and two large paddocks plus woodland with views across the valley. The private driveway provides off street parking for many cars, access to the triple garage, all surrounded by well designed and stocked flower and shrub borders.

NORTH DEAN

Nestled in the Chilterns and surrounded by open countryside and hills, North Dean is highly sought after. There is a wealth of large character properties within the village many of which are of a similar calibre making this a quiet and highly desirable location. A quintessential English Village, this picturesque location is extremely popular with families looking to relocate to a pretty countryside location, yet retain easy access to London.

The addition of a wide variety of high quality state and private schools, easy access to surrounding countryside, good road links and both Amersham, Beaconsfield and High Wycombe shopping facilities, make North Dean an unbeatable location.

VAULTED ENTRANCE HALL:

Double front door, York stone tiled floor with a step down to fitted carpet, coats cupboard, wall lights, exposed timber beams, radiator, stairs leading to first floor galleried landing.

SWIMMING POOL:

Located on the Southern end of the house with windows to all four aspects. Heated pool with Indian slate surround, pool cover, two sets of doors to garden, spot lights, cupboard housing filtration system and pool heating.

CHANGING ROOM:

Range of mirror fronted wardrobe cupboards, shower cubicle, radiator, fitted carpet, halogen spot lights, access to loft area.



WC:

Low flush WC, bracket wash hand basin, chrome heated towel rail, extractor fan, fitted carpet.

SITTING ROOM:

A well proportioned and spacious dual aspect room enjoying views to the rear across the grounds, double doors from the vaulted entrance hall, an exposed brick inglenook open fireplace, exposed timber beams to both walls and ceiling, fitted carpet, wall lights, 3 radiators, storage cupboard. Steps leading to:-

BAR:

A long room situated along one side of the sitting room providing a private area behind some of the most beautiful old wood work of the barn. Exposed brick bar, with solid wood surface. Fitted carpet, wall lights, a wealth of exposed timber to all walls and the ceiling, storage cupboards.

SPACIOUS DINING ROOM:

Located to the rear of the property affording excellent views across the grounds and woodland. UPVC double doors to the garden and a large patio area with electric sun awning. Exposed timber to the walls, fitted carpet, wall lights, multi pane, bevel glass double doors to Sitting Room.

TRIPLE ASPECT SNOOKER ROOM:

A magnificent vaulted room, designed to perfectly accommodate a full size snooker table (table by separate negotiation). Door to garden, fitted carpet, wall lights, four radiators, exposed timber beams.

SPACIOUS FITTED KITCHEN:

Accessed via bevel glass multi pane double doors from the Dining Room. Recently refitted to a particularly high standard incorporating a full range of integrated Miele appliances. Comprehensively fitted with matching base units, wall cabinets and display cabinets, Granite work tops, with inset double bowl sink unit with single drainer and mixer taps, integrated units include, steam oven, combination microwave/ oven, electric fan oven, large plate warmer, dishwasher, fridge, freezer, wine cabinet, pull out larder cupboard. Separate free standing island unit with storage cupboards, granite worktops with inset Induction Hob with glass and stainless steel extractor hood over. Some exposed timber, under floor heating with controls back to the boiler, carpet, radiator. Door to cellar, firewood room and back entrance hall.

CELLAR:

Accessed from the kitchen with power and light. A steep set of stairs lead down to a dry cellar with headroom to stand, ideal for the serious wine collector.

DOWNSTAIRS CLOAKROOM/WC:

Part half tiled, low flush WC, vertical white heated towel rail, enclosed wash hand basin with granite surround and mixer taps with cupboard under, extractor fan, halogen spot lights.

FIREWOOD ROOM:

Accessed conveniently from the kitchen eliminating the need to venture out side, a sizable storage room dedicated to firewood for the house, leading to a similar coal room, both of which can be stocked from the outside, yet distributed into the house from inside. Boiler room, housing large oil burning central heating system.





BACK ENTRANCE HALL:

Carpet, mirror fronted wardrobe cupboards, door to triple car garage, radiator, halogen spot lights, bevel glass, multi pane double doors to Study.

UTILITY ROOM:

Carpet, door to the front of the house. Fitted with modern base units with worktops and inset white sink unit with single drainer and mixer taps, radiator, halogen spot lights, plumbing for washing machine and vented for tumble dryer.

STUDY:

Exposed timber to both walls and ceiling, fitted carpet, three wall lights, access to loft area via pull down ladder.

GALLERIED LANDING:

Stairs rising from the ground floor vaulted entrance hall to the first floor galleried landing. Bridge across the vaulted entrance hall towards steps rising to the Master Bedroom. A long L shaped landing with a wealth of beautiful exposed timber, leads to the remaining 5 bedrooms and family bathroom plus an additional first floor sitting room area (the first floor sitting area has the provision of both plumbing and drainage should future owners wish to remodel the first floor and incorporate an additional bathroom). Fitted carpet, wall lights, radiators. Large walk in airing cupboard, with lagged copper cylinder hot water tank, pine linen shelving, fitted carpet.

DUAL ASPECT MASTER BEDROOM:

With stunning views across the paddocks and to the woodland on the ridge behind, a comprehensive range of built in wardrobe cupboards, fitted carpet, radiator, exposed timber beams.

EN SUITE BATHROOM/ SHOWER ROOM/ WC:

A five piece white suite comprising of, sunken bath with mixer taps and shower attachment, corner shower cubicle, pedestal wash hand basin with mixer taps, bidet with mixer taps, low flush WC, heated towel rail, wall lights, fitted carpet, exposed timber, halogen spot lights.

BEDROOM 6:

Located to the rear of the house with views across the grounds, fitted carpet, exposed timber, built in wardrobe cupboards.

BEDROOM 5:

Located to the rear of the house with views across the grounds, fitted carpet, exposed timber, built in wardrobe cupboards.

BEDROOM 4:

Dual aspect, located to the rear of the house with views across the grounds, fitted carpet, exposed timber, built in wardrobe cupboards.

SPACIOUS FULLY TILED BATHROOM/WC:

Corner bath with mixer taps, low flush WC, bidet with mixer taps, shower cubicle, large pedestal wash hand basin, radiator, fitted carpet, access to loft.

BEDROOM 3:

Exposed timber, 2 Velux windows, fitted carpet, radiator.

BEDROOM 2:

Dual aspect, exposed timber beams, fitted carpet, 2 radiators.

OUTSIDE

Set in approximately 14 acres of gardens, woodland and paddocks, Old Tythe Barn sits nestled in this South facing valley.

FRONT GARDEN:

Approached through cast iron gates, the drive is mainly brick paved providing off street parking for many cars. There is a sizeable lawn area with flower and shrub borders, electric power point, side pedestrian access to both sides.

TRIPLE CAR GARAGE:

Radio controlled up and over door, power and light, access through to the workshop and to the mower shed. Door through to Back Entrance Hall.

GARDENS:

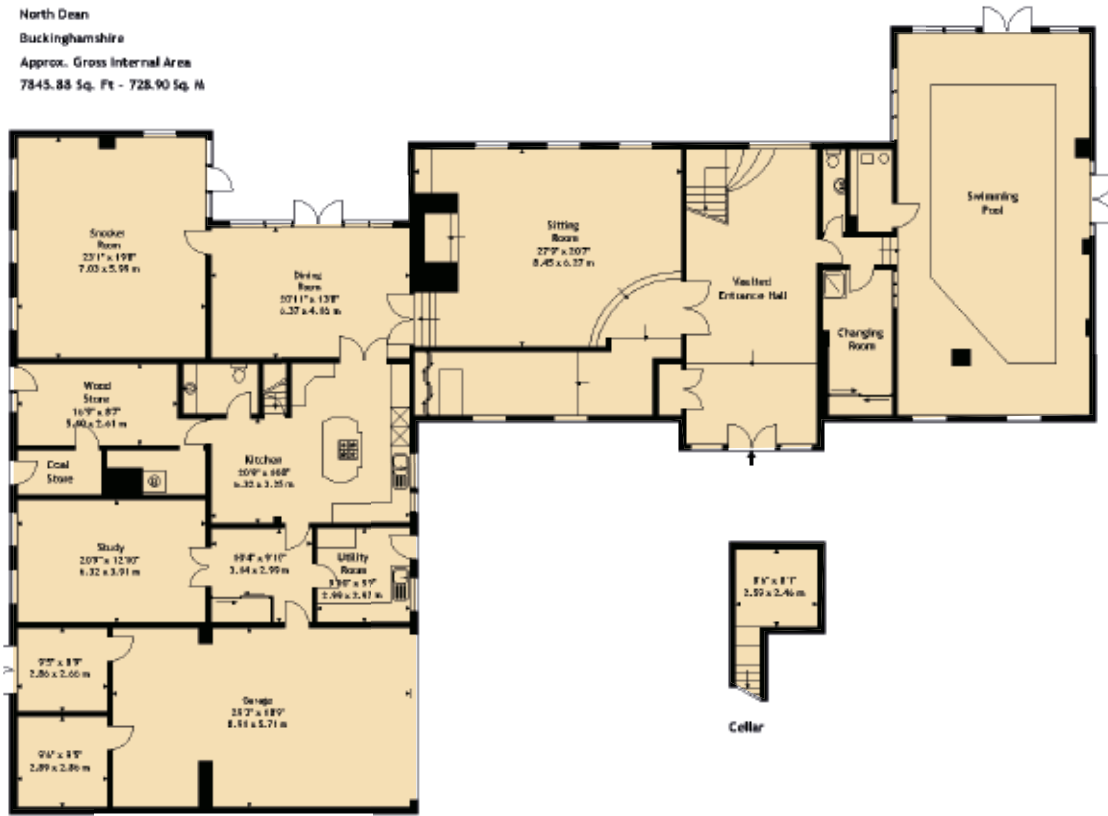
To the side and to the rear are formal private gardens. Vegetable garden with vegetable patch, fruit beds, green house and brick cold frames. Post and rail fencing to the boundaries. Lawned garden area to the rear with steps up to second level. A terrace surrounds the Barn with larger patio areas outside the Dining Room and Pool. Electric awning outside Dining Room. Private terrace off the pool ideal for barbeques and entertaining. External electric sockets around the Barn.

PADDOCKS:

Two large paddocks, ascending the hill to the ridge beyond. Post and rail boundaries, woodland area.



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 Approx. Gross Internal Area
 7845.88 Sq. Ft - 728.90 Sq. M



Ground Floor



First Floor

All due care has been taken in the preparation of these particulars. However no responsibility is accepted for errors, nor can any claim be entertained for any expenses or inconvenience caused by reason of the withdrawal of particular properties from the market by previous disposal or otherwise. All properties are offered subject to contract and being available on receipt of offers. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents, buyers are advised to obtain verification from their Solicitor. Room measurements have been made using a sonic tape. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as approximate. Photographs are for illustration only and may depict items which are not for sale or not included in the sale of the property.



Jeremy Swan Ltd
64 High Street, Great Missenden,
Buckinghamshire HP16 0AN
Tel: 01494 890990
www.JeremySwan.co.uk

