



jnp.co.uk



'The Old Byre', Anderdons Farm, Thame Road, Longwick, Buckinghamshire, HP27 9TA   £885,000 *Freehold*



# A Stunning Barn Conversion With Gardens Approaching 0.4 Acre.

- Accommodation On Three Floors.
- Spacious, Double Aspect Sitting Room With Large Feature Brick Fireplace.
- Dining Room Overlooking Rear Garden.
- Well Equipped Kitchen/Breakfast Room.
- Extensive Beam Work To Walls & Ceiling.
- Four Bedrooms With En-Suite & Bathroom.
- Further Study & Family Room On Second Floor.
- Views Over Fields & Countryside.
- Gardens & Grounds Approaching 0.4 Acre.
- Carport & Garage.
- EPC EER Rating E.













'The Old Byre', as the name would suggest, is a former stable/barn dating back to around the early 1800's that was successfully converted along with other neighbouring properties around 25 years ago. The property forms part of a highly select and prestigious development of similar properties positioned on the extreme periphery of Longwick.

The front door opens to a spacious hallway with exposed beam work. From the hallway, twin doors lead to the dining room with further doors to the sitting room, kitchen and cloakroom. The sitting room is a particularly lovely room with an attractive outlook over the front and rear gardens and a brick Inglenook fireplace with raised hearth. The dining room overlooks the rear garden. The kitchen is a well equipped room again overlooking the rear garden and hosts a range of oak fronted units, work

surfaces and built in appliances. Adjoining the kitchen is a utility room with further additional units and space for appliances. On the first floor there are four bedrooms. The master bedroom incorporates built in wardrobes, a vanity area and an en-suite shower room. There are attractive views to the rear of the gardens and countryside beyond. There is extensive beam work to the walls and ceilings. Two other bedrooms also enjoying similar views to the rear garden. There is a family bathroom and from the landing additional stairs lead to the second floor. There are two further rooms both of which are of good size and offer tremendous versatility for a number of purposes, i.e. extra bedroom, sitting room or office space. Outside the gardens and especially the setting of the property are a wonderful feature of the property. A large and mainly paved patio with some shingling adjoins the rear of the property. This leads to the main garden area

extending to around 330ft, part of which is part Agricultural land interspersed with productive fruit trees and boarded by post and rail fencing. To the front is a truly delightful configured area adjacent to Anderdons Farm which is a pretty Grade II Listed building. There is a carport and garage. Longwick is a pretty village located some 2.1 miles from Princes Risborough and 5 miles from Thame. Both towns are thriving market towns with shops to include a Marks & Spencer's food hall and Waitrose, leisure facilities and schooling. Princes Risborough offers a frequent rail link to London (Marylebone), Aylesbury and Birmingham with Chiltern Railways.

#### Directions

Leave Princes Risborough and proceed towards Longwick along the A4129 into Longwick and pass through the village. Towards the end of Longwick the entrance is marked by the JNP For Sale Board.







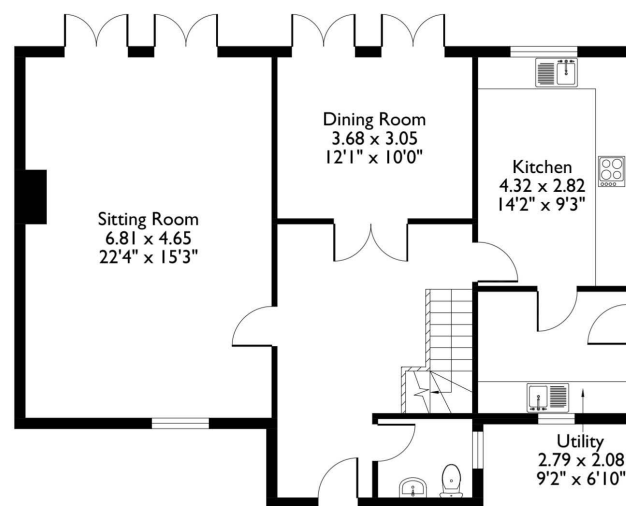




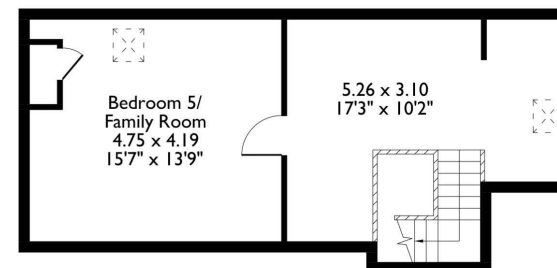
jnp.co.uk

NOT TO SCALE

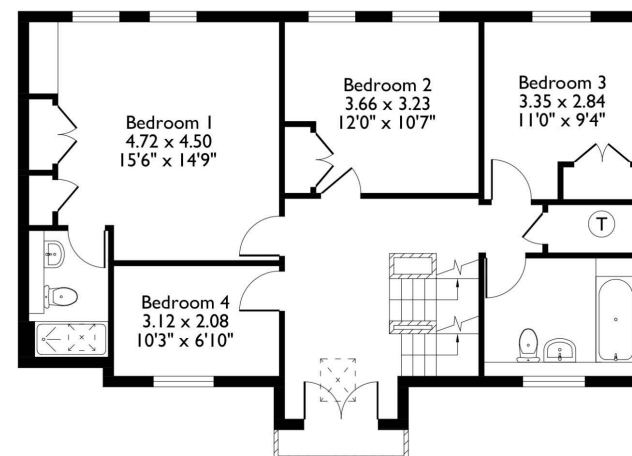
© Cirrus Productions



**Ground Floor**



**Second Floor**



**First Floor**

**The Old Byre**

Approximate Floor Area  
House 204.10 sq m - 2197 sq ft  
(Gross Internal Area )

**This plan is for illustration purposes only.**

Princes Risborough  
01844 345666  
RisboroughAdmin@jnp.co.uk

Belmont House, 1 Market Square,  
Princes Risborough, Bucks, HP27 0AP

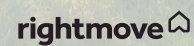




jnp.co.uk

Princes Risborough  
01844 345666  
RisboroughAdmin@jnp.co.uk

Belmont House, 1 Market Square,  
Princes Risborough, Bucks, HP27 0AP



jnp estate-agents



@jnpestategents

The JNP Partnership is a trading name of JNP Estate Agents Ltd. Registered Office: 2nd Floor Gateway 2, Holgate Park Drive, York, YO26 4GB. Company Registration Number 376 4697