



Church Farm Barn

This beautifully presented oak framed barn conversion has a fabulous range of period features, and a sense of country living. It sits neatly in gardens with stunning views the Chiltern Countryside.

The versatile and flexible accommodation lends itself well to a number of buyers. The large and airy open plan lounge and dining area enjoys floor to ceiling windows capturing the beautifully countryside and benefits from a galleried study area. Along with a breakfast kitchen there is a further family room/hobby room. The four double bedrooms are serviced well with bathrooms, the master bedroom offering en-suite and a mezzanine dressing area.

Backing onto the famous Chequers Estate and nature reserve, Country Residence of the Prime Minister, Little Kimble is nestled in the Chiltern Hills, just over two miles away from the nearby market town of Princes Risborough.

Ground Floor:

Dining Hall

Sitting Room

Breakfast Kitchen

Master Bedroom with En-Suite & Dressing Area

Bedroom Two

Bedroom Three

Family Bathroom

Shower Room

First Floor:

Bedroom Four

Bathroom

Two Study Area's (accessed separately)

Family Room







Outside:

Set back from the road Church Farm Barn is approached via a gravel driveway providing parking and access to the double garage.

The well-manicured gardens are mainly laid to lawn and take advantage of the open countryside surrounding the plot giving a real feeling of space. From the main reception area there is a patio area ideal for entertaining and al-fresco dining.

Property information:

Tenure: Freehold

Services: Mains electricity, water and sewerage, gas fired central heating

Council Tax Band: G

Local Authority: Wycombe District Council

EPC Rating: D

Location:

Situated in a stunning position in the sought after village of Ellesborough, Church Farm Barn is perfectly positioned to enjoy the facilities of Princes Risborough (less than three miles away), including a Marks & Spencer Food Hall, Tesco Supermarket, retail outlets, pubs and eateries.

More comprehensive shopping, leisure, cultural and business facilities can be found in the nearby larger towns of Aylesbury and High Wycombe.

Schooling in the area is highly regarded and the house is within catchment for local grammar schools and a number of prestigious independent schools, such as St Theresa's in Princes Risborough.

The immediate area boasts arguably some of the prettiest Green Belt countryside in the county, designated in its entirety as being within the Chilterns Area Of Outstanding Natural Beauty.

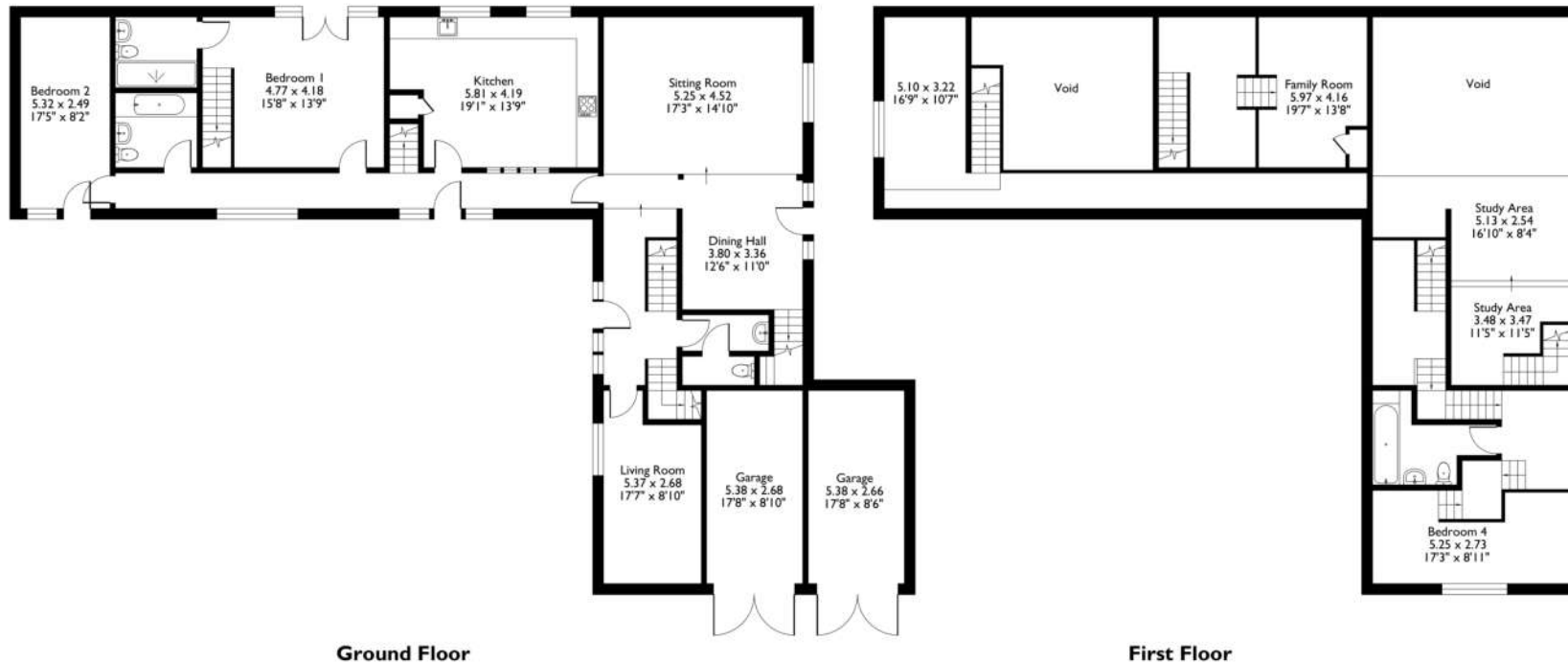
Mainline trains to London Marylebone and Birmingham can be found within walking distance at Little Kimble station. For a more frequent service Princes Risborough, High Wycombe and Aylesbury provide rail links. The M40 is easily accessed at either Junction 4 High Wycombe, or Junction 5 Stokenchurch both are just over 11 miles away.





NOT TO SCALE

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Church Farm Barn
Approximate Floor Area
House 348.63 sq m - 3753 sq ft
(Gross Internal Area)

This plan is for illustration purposes only.

