



A fantastic opportunity to purchase a four-bedroom barn conversion with three light and spacious reception rooms, a large south-facing garden, stables, and paddock land in a Hamlet a short drive to commuter links and grammar schools.

A stunning brick-built barn conversion finished to the highest of standards with an abundance of character features with a contemporary layout to suit modern family living.

Approached over a driveway with parking for several vehicles you are welcomed into this charming village home by an entrance hallway that leads to the principal reception rooms and the kitchen.

The sitting room is both large and beautifully light, with a vaulted ceiling, exposed beams, a newly laid floor, a wood-burning stove for long winter evenings, and French doors to the garden this is the perfect room for large family gatherings and entertaining throughout the year.

The kitchen/breakfast room is fitted with a generous number of floor and eye-level country style units, integrated appliances all complemented by new flooring and oak work-surfaces.

With a door to the garden and ample space for a large table and chairs it is perfect for casual dining and relaxing at the weekends with friends and family.

A useful utility room can be accessed just off the kitchen that also leads onto a study making it ideal for those that work from home, but want to be close to the main hub of the house.

A second reception room boasts a window to the front of the property, and bi-folding doors to the side garden.

Currently used as a fabulous dining room it would also lend itself to being utilised as a family room.

An inner hallway leads to three double bedrooms and a well appointed family bathroom.

The principal bedroom to the end of the hallway is without doubt a luxurious room for adult living.

With plenty of space for an Emperor sized bed, a walk-in dressing room, and a hotel style bathroom, which boasts a claw foot bath, a double sink, and a wet room it will be sure to make you feel spoilt!

Outside the garden is south-facing and extends to approximately 1/2 an acre.

Mainly laid to lawn with mature trees it is also surrounded by hedging providing complete privacy.

With a large area of decking running around the property and a pergola offering shade for hot summer afternoons this garden is just perfect for al-fresco dining, BBQ's, kicking a ball, growing your own vegetables, or just relaxing with a glass of wine.

A cleverly laid decked path leads to the end of the garden and stable yard.

There are 3 stables, with power, lights, and water, a tack room, a wood chip fenced arena, and 2 storage sheds.

The paddock land approaches 2.2 acres and also benefits from having separate road access for vehicles.

There is a great network of bridleways that can be accessed nearby too.

Lenborough is a hamlet in the parish of Buckingham with access to lots of footpaths and countryside walks.

Nearby Gawcott has a village pub, and the pretty town of Buckingham is just over two miles away providing a range of independent shops, two good schools, leisure facilities, restaurants, and a doctors surgery.

Milton Keynes (approximately 14 miles away) offers a wider range of shopping facilities, and a train station with a service to London.

An additional rail service to London Marleybone is also available in Bicester.





Accommodation Comprises:

Entrance Hallway, Sitting Room, Kitchen/Breakfast Room, Study, Dining Room, Principal Bedroom With Dressing Room, En-Suite Bathroom, Three Further Double Bedrooms, and A family Bathroom, W.C

Outside - South Facing garden Approaching 1/2 An Acre, Pergola, Decked Patio.

Equestrian Facilities - 3 Stables With Power, Lights, and Water, Tack Room, Storage Sheds and 2.2 Acres Of Fenced Paddock Land, Wood Chip Arena.

Services - Oil-Fired Central Heating, Mains water, Septic Tank Drainage, Solar Panels

Local Authority - Buckingham

Council Tax Band - G

* Agents Note * The property has registered covenants, a copy of the title is available from the agent.





Approximate Gross Internal Area 2956 sq ft – 275 sq m
 Ground Floor Area 2163 sq ft – 201 sq m
 Outbuilding Area 793 sq ft – 74 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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