

ARMOUR BARN

MEADLE - BUCKINGHAMSHIRE



TIM RUSS
prime





**ARMOUR BARN
MEADLE
NR PRINCES RISBOROUGH
BUCKINGHAMSHIRE**

Princes Risborough c2.5 miles, Great Missenden c7 miles, Aylesbury c7 miles, High Wycombe c10 miles

A quite delightful converted barn with approximately 1.75 acres tucked away in a peaceful rural setting

Entrance Hall | Cloakroom | Study | Sitting Room
Kitchen/Diner | Boot Room ~ Utility Room

Five Double Bedrooms | Four Bathrooms
(Annexe Potential)

Double Garage ~ Formal Gardens | Paddock

In All About 1.75 Acres

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LOCATION

The picturesque hamlet of Meadle is just 2.5 miles to the north of the market town of Princes Risborough which offers a good selection of local shops, including an M&S Food and a Tesco supermarket. There is also a good sports centre and the main line rail service to London Marylebone in as little as 35 minutes. Buckinghamshire is renowned for its education system and the property falls into the catchment for the Grammar schools in the county town of Aylesbury.

THE PROPERTY

Armour Barn is tucked away in a delightful rural location and was originally converted some 30 years ago into very comfortable family home, with a tremendous amount of original character and well-proportioned accommodation.

The front door opens into the main hallway where there is a cloakroom and a study. The main sitting room is a spectacular room with beautiful exposed beams, a large inglenook fireplace and two sets of casement doors to the garden. The kitchen/diner is another fabulous space, well fitted with a comprehensive range of units with granite work surfaces together with a large central island. There is a lovely oak floor and casement doors out to the garden. Off the kitchen lies a generous boot room and the utility room.

On the first floor there is a generous master bedroom with en suite dressing area and an en suite bathroom. There are three further double bedrooms served by a family bathroom and a further shower room/wc.

The fifth bedroom is en suite and can be accessed from the main bedroom or a staircase off the garage.

OUTSIDE

The property is approached via a long driveway leading via a five-bar gate to a paved forecourt in front of the barn and the double garage.

The gardens are a delight with an expanse of mature lawn bordered by mature well stocked beds and a paved terrace. There is paddock approximately 40 meters away beyond the allotments which is about 1.45 acres.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating

POSTCODE

HP17 9UG

COUNCIL TAX BAND G

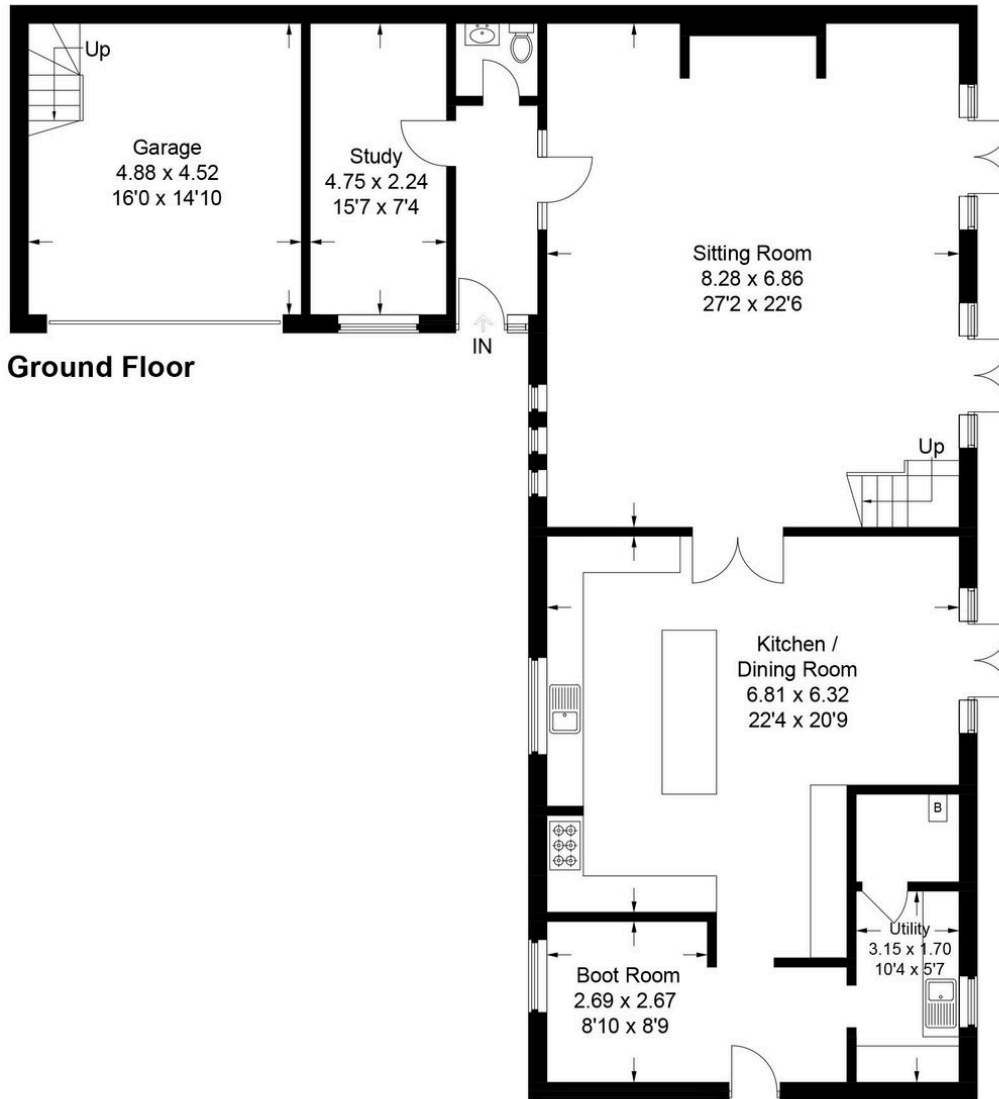
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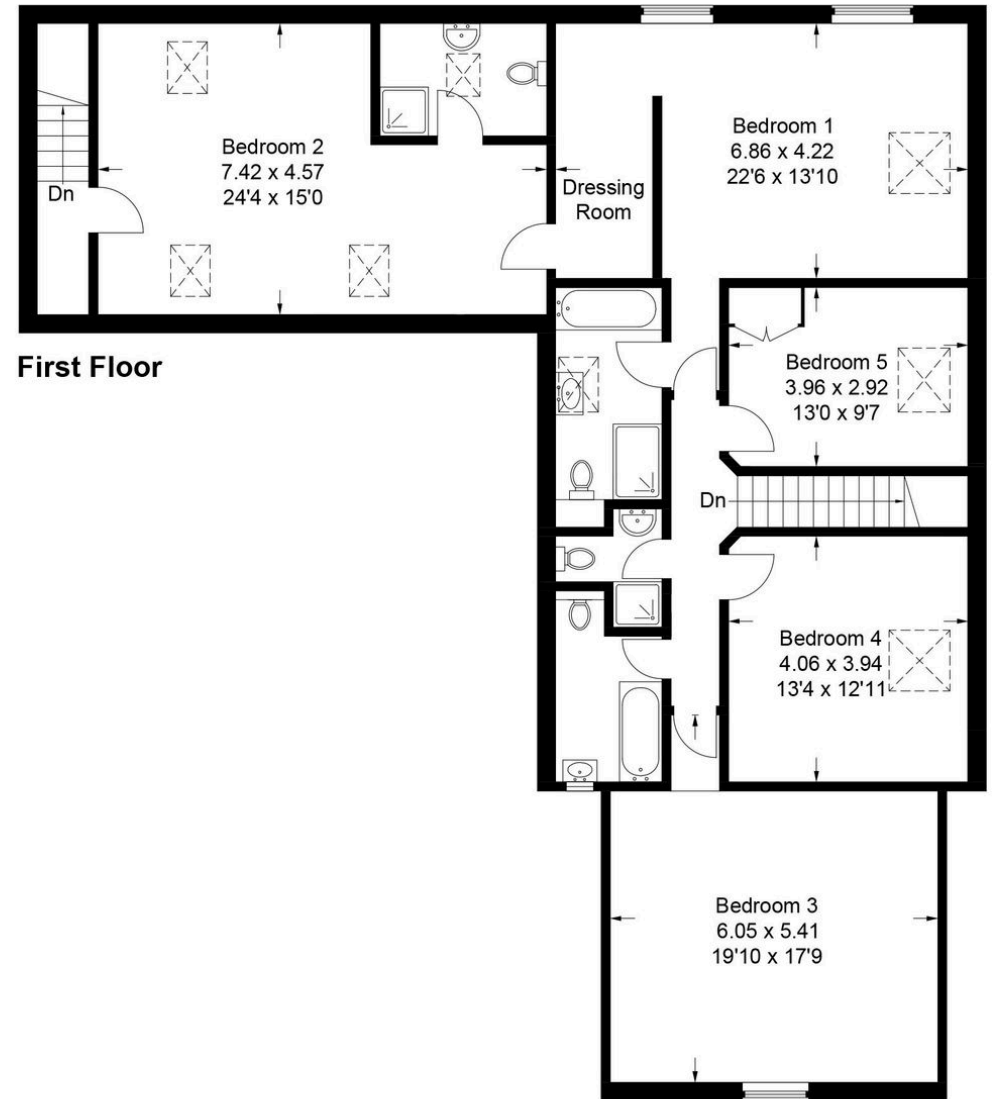
Strictly by appointment through the agents







Ground Floor



First Floor

Armour Barn

Approximate Gross Internal Area
 Ground Floor (Including Garage) = 160.9 sq m / 1,732 sq ft
 First Floor = 152.8 sq m / 1,645 sq ft



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