

BRINDLES BARN

GREAT KINGSHILL - BUCKINGHAMSHIRE







**BRINDLES BARN
SPURLANDS END ROAD
GREAT KINGSHILL
BUCKINGHAMSHIRE**

Hazlemere c1.5 miles | High Wycombe c4 miles
Great Missenden c3 miles | Amersham c6 miles

**A really quite exceptional and
comprehensive equestrian package
set in 3.4 acres of level pasture**

Entrance Hall | Cloakroom | Sitting Room | Family
Room | Kitchen/Dining/Living

Master Bedroom with Ensuite | Three Further
Bedrooms | Two Bathrooms

Stable Yard | 6 Boxes | Tack Room
Hay Store | Garage

40m x 20m Manege | Two Paddocks

Formal Gardens and Parking

In All About 3.4 Acres

TR **TIM RUSS**
Prime

6 Burkes Court, Beaconsfield, HP9 1NZ
T 01494 674321 **E** prime@timruss.co.uk

5 Penn Road, Hazlemere, HP15 7LN
T 01494 715544 **E** hazlemere@timruss.co.uk

timruss.co.uk



LOCATION

Brindles Barn is tucked away down its own driveway, occupying an enviable and secluded position. The property is just a short drive from the villages of Holmer Green and Hazlemere which provide for day-to-day needs, with a more comprehensive range of amenities in nearby High Wycombe. The latter also offers a fast and frequent rail service to London as does Great Missenden to Marylebone, with Junction 4 of the M40 at Handy Cross.

THE PROPERTY

This wonderful set up is perfectly put together, delivering the ideal equestrian lifestyle on your doorstep; if this is what you want, you will struggle to find better. The appealing barn conversion offers stylish living space with immense charm and character, from where you can see your horses with their heads over the stable door and watch your family in the Manege from your kitchen.

The barn is beautifully presented with comfortable accommodation which makes the most of its location with views over the garden and beyond. The kitchen/dining/living space is exceptional, well fitted and equipped with integrated appliances, plenty of room for a large dining table, plus a sofa and chairs. Adjoining the kitchen is a generous utility room. The main sitting room has a bright double aspect and doors out to the garden.

One of the four bedrooms is currently used as a cosy TV room. The main bedroom is lovely, ensuite and with doors out to the garden. There are two further ensuite double bedrooms and a vaulted bedroom or study on the first floor.



OUTSIDE

The property is approached via a gravel driveway which leads round to a pair of double electric gates, opening into a large forecourt providing ample parking and turning space.

The immediate garden to the barn has a generous terrace which wraps around the rear, adjoining a wide expanse of lawn, with shrubs trees and a summerhouse.

The comprehensive stable yard has plenty of space for a horsebox and trailers, together with space for muck heaps etc. The 'L' shaped stable block is divided into five boxes, including a foaling box, plus tack room, hay store and garaging.

There is 40m x 20m Manage which has a sand and rubber surface, proper drainage and floodlighting. There is a useful turnout leading to a central walkway between the two post and rail paddocks, both of which have water and one with a field shelter.

NB There is further land available which could be rented.

SERVICES Mains water and electricity.

EPC RATING C

COUNCIL TAX G

POSTCODE HP15 6PF





