



Mulberry Barn, Hogshaw Farm Barns, Hogshaw, Buckinghamshire, MK18 3LA

HOWKINS &  
HARRISON



Mulberry Barn,  
Hogshaw Farm Barns, Hogshaw,  
Buckinghamshire, MK18 3LA

Offers in excess of: £1,000,000

Occupying an enviable position within this private and exclusive gated development of just three stunning barn conversions, Mulberry Barn sits adjacent to its paddock, and offers ample parking set in the rolling Buckinghamshire countryside. Finished to the highest specification throughout, Mulberry Barn offers flexible and contemporary accommodation with smart controls to all appliances, set over 2,964 sq.ft with gardens and a car port complete with a storeroom.

Features

- Contemporary barn conversion
- Spacious & flexible accommodation
- Three en-suite ground floor bedrooms
- Two first floor bedrooms, including one en-suite
- Sitting room, dining room and study
- Kitchen/breakfast room and utility room
- Double carport and storeroom
- Enclosed garden
- One acre paddock
- Energy rating C



## Location

Hogshaw is a hamlet within Aylesbury Vale district in Buckinghamshire, between Bicester and Aylesbury.

The nearby village of Quainton comprises a post office, two churches, primary school and a pub. Winslow and Steeple Claydon are five miles away and offer further amenities including shops and primary schools which are within the catchment for Waddesdon School. There is also a range of independent schools in the area including Stowe, Thornton, Akeley Wood School.

There is good access to the main arterial roads including the M40 at Junction 10 and the A41 to Aylesbury and A421 to Buckingham and Milton Keynes. Aylesbury, Bicester Village and Bicester North railway stations offer services to Marylebone, with travel times to London of approximately one hour.

Sport and leisure facilities including golf courses can be found in nearby Bicester and Buckingham. Bicester offers a good range of shopping facilities including the famous Bicester Village shopping centre.



## Ground Floor

The stunning and contemporary ground floor accommodation with underfloor heating throughout extends to a marbled floor grand entrance hall flooded with natural light with a French polished staircase, spacious kitchen/breakfast room with a range of contemporary and bespoke units under quartz worktops with integrated appliances including three Neff ovens, Neff induction hob, Bosch dishwasher, Miele wine cooler and a Samsung American style fridge freezer. The utility room has an integrated Bosch washing machine and tumble dryer. The kitchen flows into the dining room and study and on into the inner hallway. The sitting room with Parquet oak flooring has an inset Gazco electric fire, and a bi-fold door opening onto the front terrace. The three double bedrooms each have dressing rooms and en-suite facilities and lead off the inner hallway, in addition to a guest cloakroom.

## First Floor

On the first floor, there are two very spacious bedrooms, one of which is en-suite with built in wardrobes, and a large landing area offering a flexible work from home or play area.



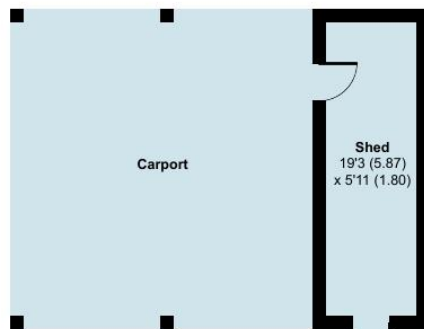
# Mulberry Barn, Hogshaw, Buckingham, MK18

Approximate Area = 2964 sq ft / 275.3 sq m (excludes carport)

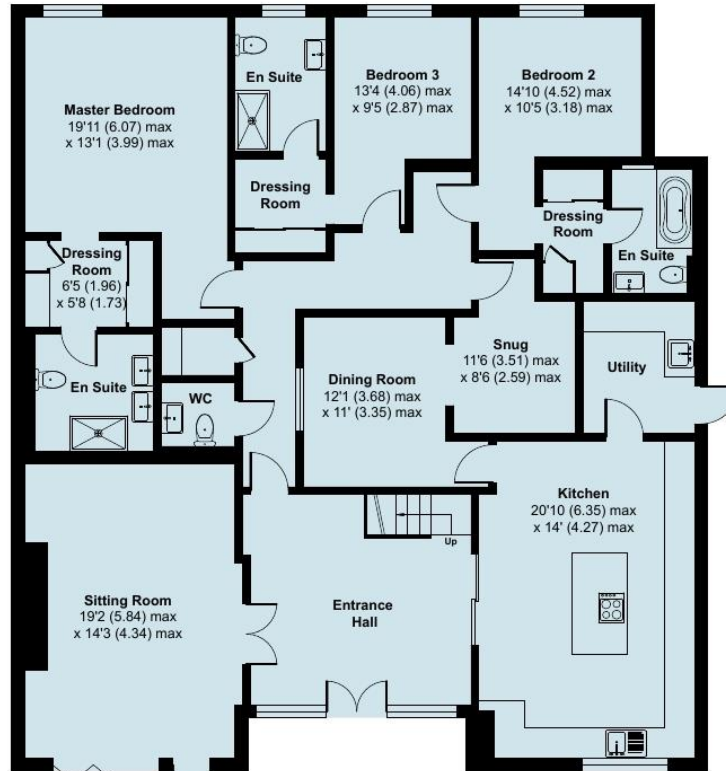
Outbuilding = 116 sq ft / 10.7 sq m

Total = 3080 sq ft / 286 sq m

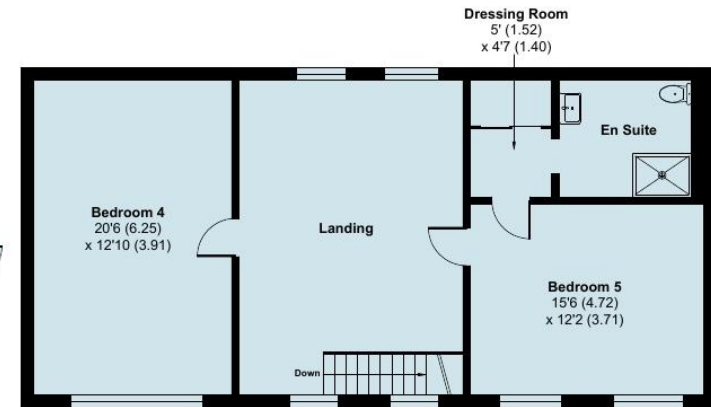
For identification only - Not to scale



CARPORT / OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Howkins & Harrison. REF: 1050665





## Outside

The property is approached via an automated gated access along a sweeping tree lined driveway with discreet lighting and estate fencing, leading to the generous sized double car port, with ample additional parking and a storeroom.

Mulberry Barn enjoys a private landscaped south facing front garden enclosed with cedar wood fencing. The garden is mostly laid to lawn and planted with low maintenance borders with a paved pathway and generous alfresco dining area. To the side of the barn, a covered walkway leads to the rear paved courtyard, and utility room.

Mulberry Barn further benefits from an acre paddock with private access that is fenced on all sides and contains a small orchard.

## Agents Note

The photographs containing furniture have been virtually staged.







## Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 01327 353575.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

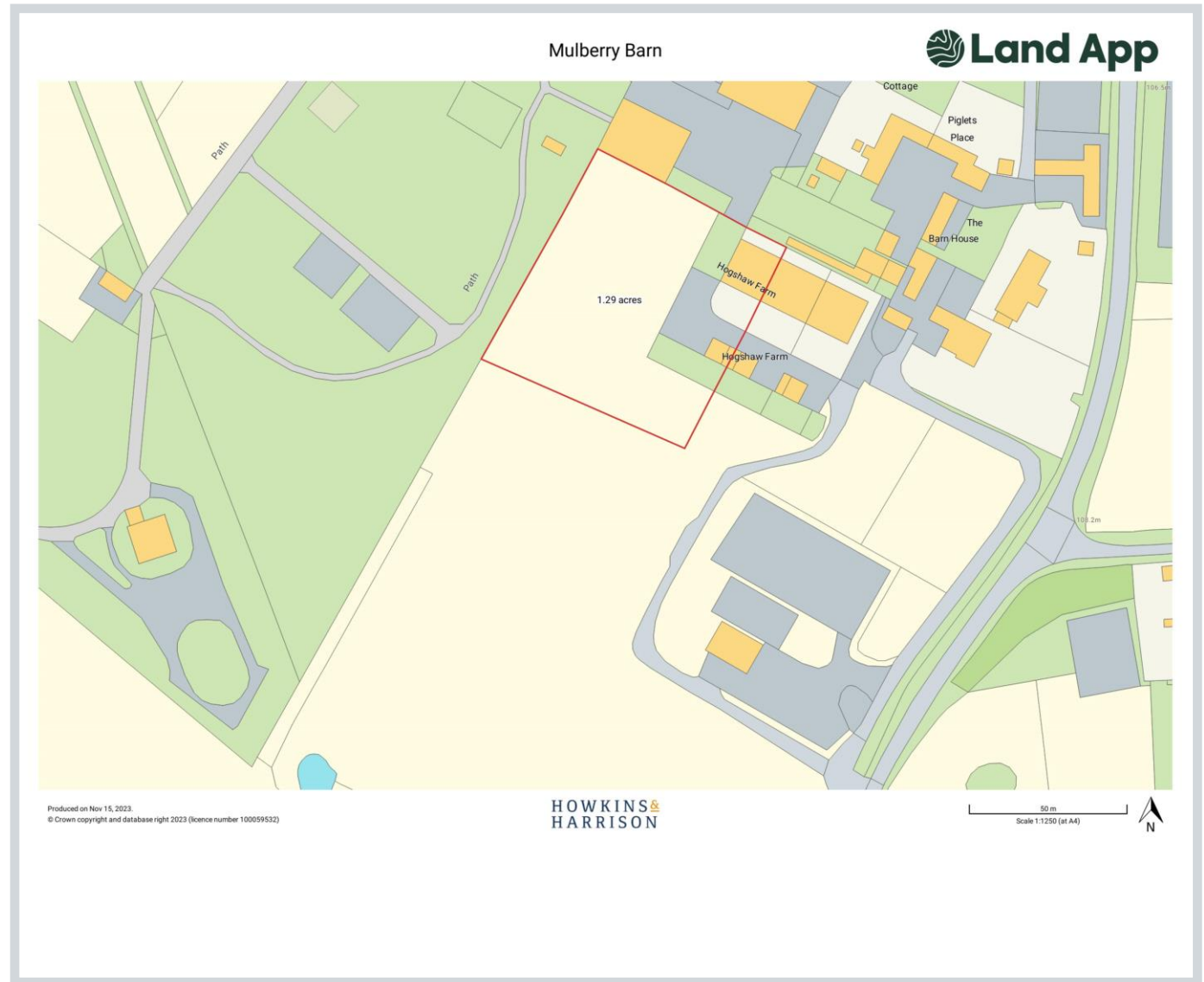
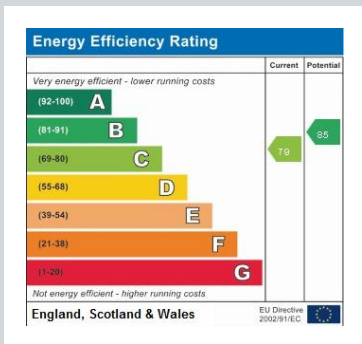
## Services

The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, and drainage services.

## Local Authority

Aylesbury Vale Council – 0300 131 6000

## Council Tax Band - G



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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