

YEW TREE BARN

SCHOOL LANE, DINTON, HP17 8UZ

Asking Price: £1,500,000



A CHAIN-FREE EQUESTRIAN / SMALL HOLDING PROPERTY, COMPRISING 33 ACRES OF PASTURELAND AND WOODLAND AND A FABULOUS 2/3 BEDROOM BARN CONVERSION PRESENTED IN GOOD ORDER THROUGHOUT.

CHAIN FREE SMALL HOLDING/EQUESTRIAN PROPERTY

Offering a wide range of potential and will be of particular interest for those with equestrian and smallholding interests.

FINE & COUNTRY



The barn itself offers an extremely spacious, light and airy accommodation that combines both traditional and modern features – including vaulted ceilings, exposed brickwork and views across the accompanying land. The open plan accommodation offers approx. 2,250 sq. ft of living space, most of which is located on the ground floor. The kitchen/breakfast room has a good range of wall and base cabinets with quartz work surfaces and French windows that open onto a private courtyard and gravelled side return. The kitchen leads into the open plan vaulted dining room and sitting room with a delightful fireplace and wood burner. A corridor leads to a hallway, utility room and the large principal bedroom which benefits from a vaulted ceiling, built in wardrobe and an ensuite bath/shower room. Bedroom 2 is of a similar size and also has an ensuite shower room. Up on the mezzanine level, above the kitchen, is Bedroom 3/study/playroom. Externally, accessed from the courtyard, there is a single garage/workshop. The property comes with 33 acres of established woodland and pastureland, two mobile field shelters, a pond and fabulous views out to the Chilterns.

AT A GLANCE

Modern Barn Conversion
Two/Three Bedrooms
33 Acres of Pastureland and
Woodland with direct access to
road
Private car park for up to 8 cars
Garage
Pond
Mobile shelters
Rural location conveniently
situated for Thame and
Aylesbury

ACCOMMODATION

Kitchen/Breakfast Room

Open Plan Dining Room and
Sitting Room

Bedroom 1
Ensuite Bath/Shower Room

Bedroom 2
Ensuite Shower Room

Bedroom 3 / Study

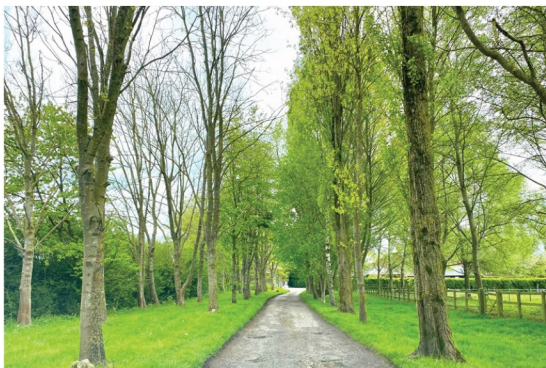
Utility Room

Private Courtyard

Garage

Private Car Park for up to 8 cars

33 Acres of Pastureland and
Woodland



ASKING PRICE

£1,500,000

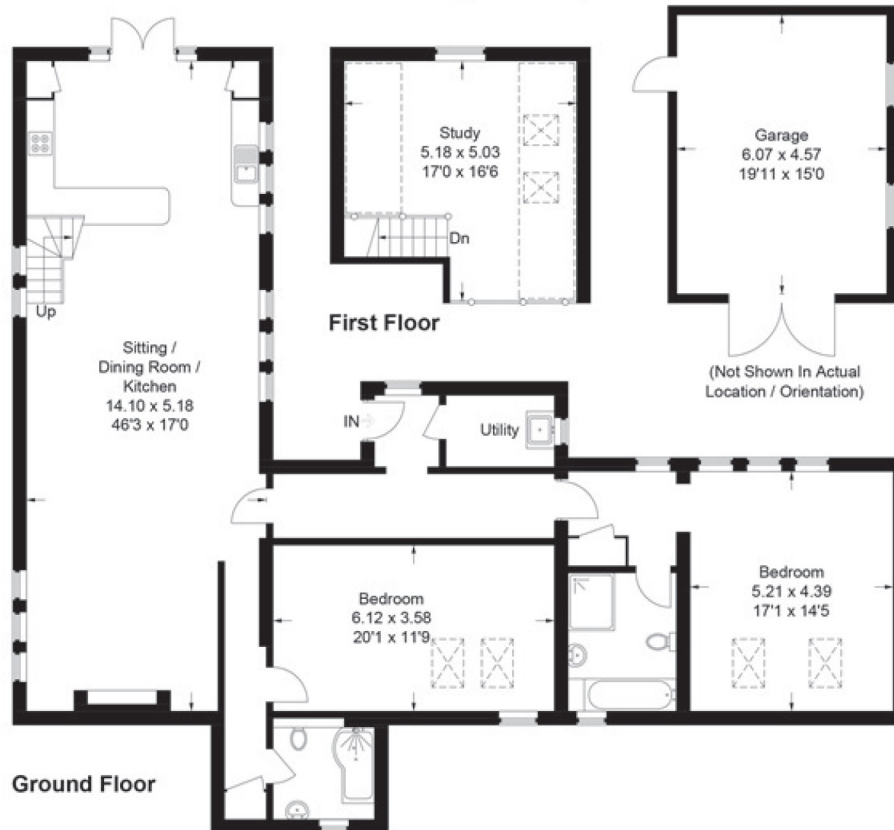








Approximate Gross Internal Area
Ground Floor = 157.0 sq m / 1,690 sq ft
First Floor = 24.1 sq m / 259 sq ft
Garage = 27.5 sq m / 296 sq ft
Total = 208.6 sq m / 2,245 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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LOCATION

Dinton

Set about half a mile off the main Aylesbury to Thame road lies this charming small village of character.

To the west of the village there is a Church of Norman origin, together with the Dinton Hall of Tudor origins. Dinton has a public house; The Seven Stars, a cricket club and a Church of England lower junior school. Stone is approximately 1.5 miles away and the amenities of Thame approximately 5 miles away. Also in easy reach is the market town of Aylesbury which is approximately 4.5 miles away and has shopping and transport facilities, the Waterside Theatre and highly regarded schooling.

ADDITIONAL INFORMATION

Mains water, electricity and sewage

Heating: Oil fired underfloor heating

Postcode: HP17 8UZ

Council Tax Band: E

Local Authority: Buckinghamshire
County Council

Energy rating: Current D Potential B

<https://www.gov.uk/find-energy-certificate>

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