



Clay Hill Barn
3 Beech Tree Court | Whitchurch | Buckinghamshire | HP22 4JR

CLAY HILL BARN



DESCRIPTION

A wonderful opportunity to acquire a four double bedroom family home, offering 2,622 sq. ft of accommodation, set in grounds of just over half an acre. Combining traditional and modern features, Clayhill Barn forms one of just five homes in the cul de sac and backs on to paddock land and beyond that the village cricket pitch and then more fields beyond that.

A spacious entrance hall leads to most of the ground floor accommodation and there is a guest WC just as you enter. To the left is a dual aspect sitting room with a feature fireplace and double doors leading out on to the rear garden. To the right is a home office and directly ahead, a bright dual aspect family room with double doors leading out on to the rear garden. The well appointed kitchen breakfast room is both light and airy and the useful utility room is accessed from here.











SELLER INSIGHT



“Clay Hill Barn has been our beloved family home since 2019. When we were searching for a property, we wanted a place that offered the tranquillity of the countryside while still being close to essential amenities and with excellent transport connections. This property provided us with the best of both worlds.”

“Since moving in, we have made thoughtful improvements to the house. We redecorated throughout, created a walk-in wardrobe in one of the rooms to optimise storage space, and renovated one of the bathrooms into a spacious shower room. Externally, we revitalised the property by repainting the doors and windows and tending to the roof.”

“My favourite room in the house is my son’s room—it’s always warm and bathed in natural light, with sunlight streaming in from three sides. The entire house benefits from amazing light; the sun rises on one side and sets on the other, giving each room its own unique ambiance throughout the day. The rooms are all generously sized, and I also have a deep fondness for the sitting room, with its cosy open fire. Each room is well-appointed with ample storage, making the home as functional as it is beautiful.”

“The garden is a secluded haven, situated at the end of a peaceful cul-de-sac. It is a sanctuary for wildlife, with an abundance of birds, including kites, as well as rabbits and squirrels. Beyond the garden, the property backs onto farmland, offering lovely views and wonderful dog walks right on our doorstep. The garden itself is mature and low-maintenance, yet it remains stunningly beautiful. We’ve planted roses and peonies in the flower beds, and they bloom magnificently, adding a touch of elegance and colour to the outdoor space.”

“Clay Hill Barn is perfect for entertaining. In the summer, the lounge and dining room open onto the patio, creating a seamless flow into the garden—ideal for barbecues and outdoor gatherings. We have a baby grand piano in the dining room alongside a large table, providing plenty of space for socialising. The lawn is also perfect for setting up a marquee for larger events and parties.”

“The village was a major draw for us, as it offers everything one could need. There are charming gourmet pubs nearby, and the community is wonderfully active. During Halloween and Easter, the village organises festive events like Easter egg hunts and trick-or-treating, creating a magical experience for children. The church also plays a significant role in organizing community activities, and the monthly village pamphlet keeps everyone informed about upcoming events.”

“We have been fortunate to have wonderful neighbours who have been incredibly helpful - we truly feel lucky to be part of this community.”

“We will dearly miss the fields that back onto our property, the feeling of being immersed in the countryside, yet still so close to everything we could ever need. Clay Hill Barn is a well-organized and thoughtfully designed home, and if it were possible, we would take it with us wherever we go.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



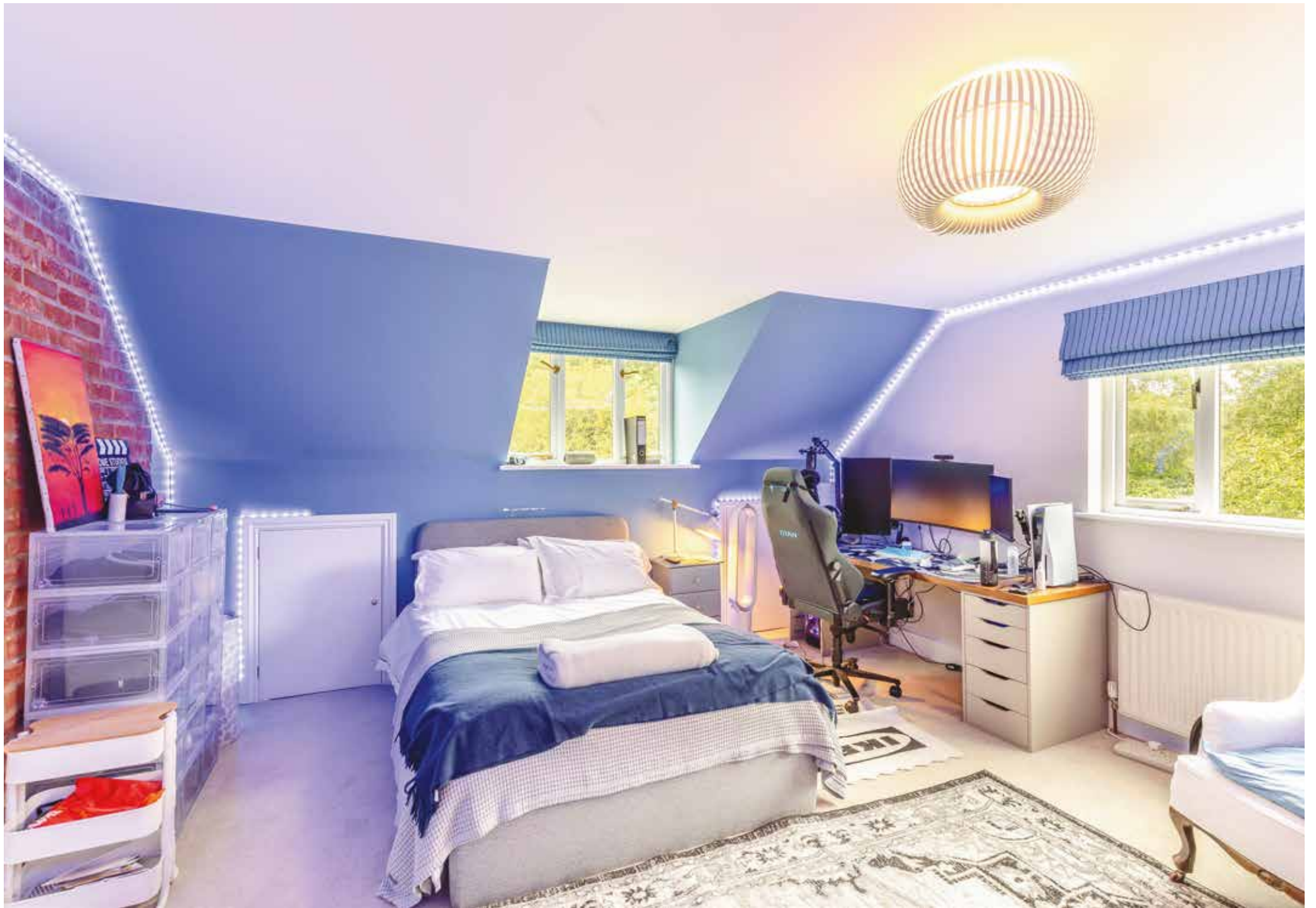


On the first floor you will find four double bedrooms, all with fitted wardrobes. The principal bedroom has an en suite bathroom and the other three bedrooms are serviced by the family bathroom.















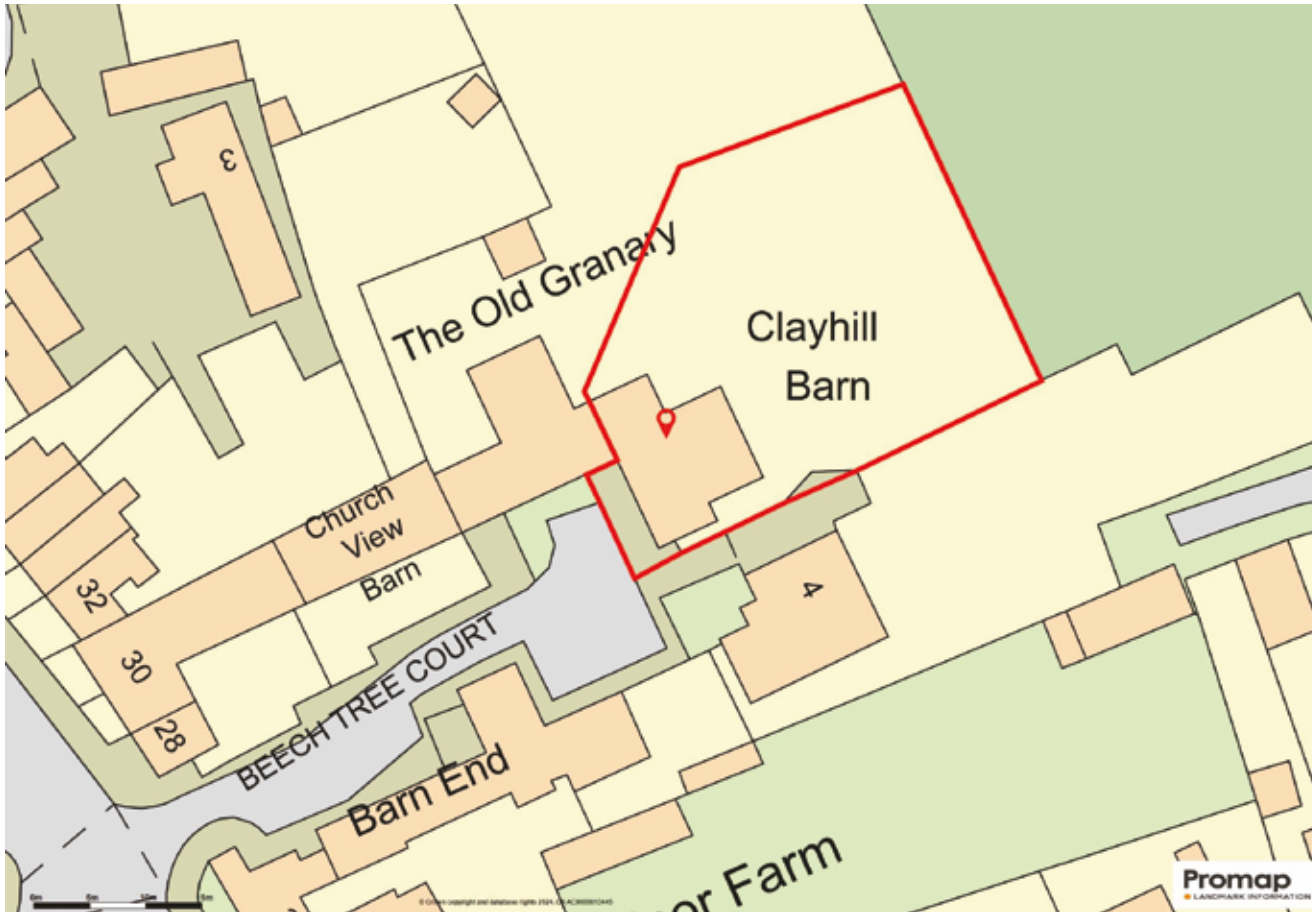
Outside, the mature landscaped rear garden is a real treat with well stocked flower borders, a lawn and a seating patio area. To the rear is a shingle driveway providing parking for several vehicles and there is access to the garage from the front and rear.

The village of Whitchurch was considered by Sir John Betjeman to be one of the best Buckinghamshire villages. It is an attractive largely stone built village which has been carefully protected against over development and in fact much of the High Street is the subject of a Conservation order. There are some useful day to day shopping facilities, The Swan Public house, hairdresser and garage. Aylesbury, the County Town, is some 6 miles where there is a new shopping centre. The market town of Winslow is 4 miles to the North West. There is a highly sought after first school within the village. The area is well served with some excellent schools including - Swanbourne House, Ashfold and a very highly regarded state primary- Whitchurch Combined School. Secondary schools include Stowe, Berkhamsted School, Akeley Wood, Thornton College, Waddesdon Church of England School and the highly sought-after Aylesbury Grammar Schools. Commuter communications are good with a train service available from Leighton Buzzard to London Euston (approx 30 minutes fast service) and from Aylesbury to London Marylebone (approx 59 minutes). The motorway network is accessed at Junction 7 of the M40 and Junction 14 of the M1.



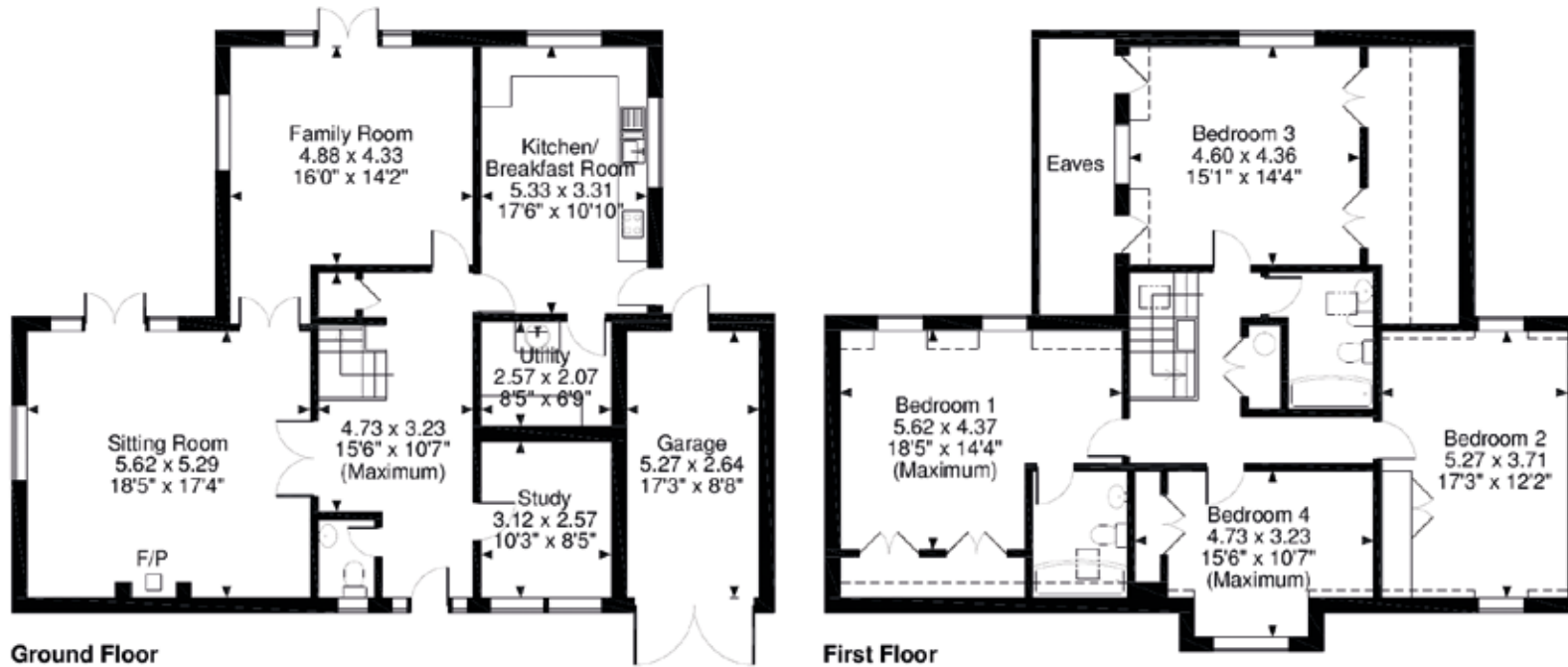
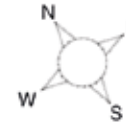






Clayhill Barn, Beech Tree Court, Whitchurch

Approximate Gross Internal Area
Main House = 2355 Sq Ft/218.8 Sq M
Eaves Storage = 131 Sq Ft/12.2 Sq M
Garage = 149 Sq Ft/13.8 Sq M
Total = 2622 Sq Ft/243.6 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





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