



Clayhill Barn
3 Beech Tree Court | Whitchurch | Buckinghamshire | HP22 4JR

CLAYHILL BARN

"When we first viewed Clayhill Barn we were attracted by two things: the characterful interior with open brickwork and beams and the lovely open countryside at the rear. The garden backs on to a paddock and beyond that the village cricket pitch and then more fields", say the current owners.









Clayhill Barn is a four double bedroom link detached house with accommodation of 2,622 sq. ft. set in approximately 0.25 acre of landscaped grounds backing onto paddock land. The house is presented in immaculate order throughout and has been designed for modern family living with good sized reception rooms, bedrooms and spacious accommodation throughout arranged in a contemporary and character style. Situated in a select development of five properties in a cul-de-sac just off the High Street and in the conservation area of the village. Clayhill Barn backs onto paddock land and has an open outlook to the rear over fields from the well-maintained, landscaped gardens. Outside there is a shingle driveway to the rear providing parking for several vehicles with an additional integral garage to the front. The property is offered for sale with no onward chain and we highly recommend an internal viewing to fully appreciate this wonderful home.







Accommodation
Reception Hall
Cloakroom
Study
Kitchen/Breakfast Room
Utility Room
Sitting Room
Family Room
Landing
Four Bedrooms
Two Bathrooms
Garage
Driveway
Parking
Gardens

Seller Insight

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"Clayhill Barn really is a house for all seasons. In the summer we love to open the French doors out to the patio and the delightful garden which is always full of beautiful colours – the wisteria is particularly stunning when it is in bloom. In the autumn and winter the house is warm and comfortable and the wood burner adds to the cosy feel.

We are right in the middle of the village, but the house and garden are quiet and peaceful. We enjoy just sitting outside and relaxing – unless our children get out the badminton set and challenge us to a match!

We enjoy walking in the surrounding countryside and visiting the nearby National Trust properties (for example, Waddesdon Manor, Claydon House; and Stowe) or maybe going a bit further afield to the Chilterns. There are also some great country pubs and restaurants within striking distance.

The Family room is a particularly happy room, full of light and with French doors that open on to the patio and garden.

We like living in a village community and our neighbours are very friendly and helpful. It is great to be able to walk within a few minutes to the local shop and post office, to the pub or to the church; the local village school and the GP surgery are also readily accessible on foot if you want to leave the car at home.

Over the years we have lived here, the house and gardens have been the scene of many birthday parties and family celebrations. The rooms are big and perfect for entertaining.

*Clayhill Barn is a very special place for us. As soon as you step through the front door it always feels very welcoming, comfortable and friendly. We're moving because of work and we will miss the character of the house and the warm feeling of coming home to Clayhill Barn." **

* 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.











Clayhill Barn is situated in the centre of the village of Whitchurch 5 miles to the north-west of the county town of Aylesbury. It 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. The village has a good range of day-to-day facilities with a Petrol Station, Post Office, and Doctors Surgery. The market town of Winslow is 4 miles to the North West and has a further range of local facilities. There is a highly sought after first school within Whitchurch which also benefits from many ancient footpaths and circular walks through the surrounding countryside.

The area is well served with some excellent schools including - Swanbourne House, Winchester House, Ashfold and a very highly regarded state primary Whitchurch Combined School. Secondary schools, most with bus services from the villages, include Stowe, Berkhamsted School, Akeley Wood, Thornton College, Waddesdon Church of England school and the highly sought-after Aylesbury Grammar Schools.





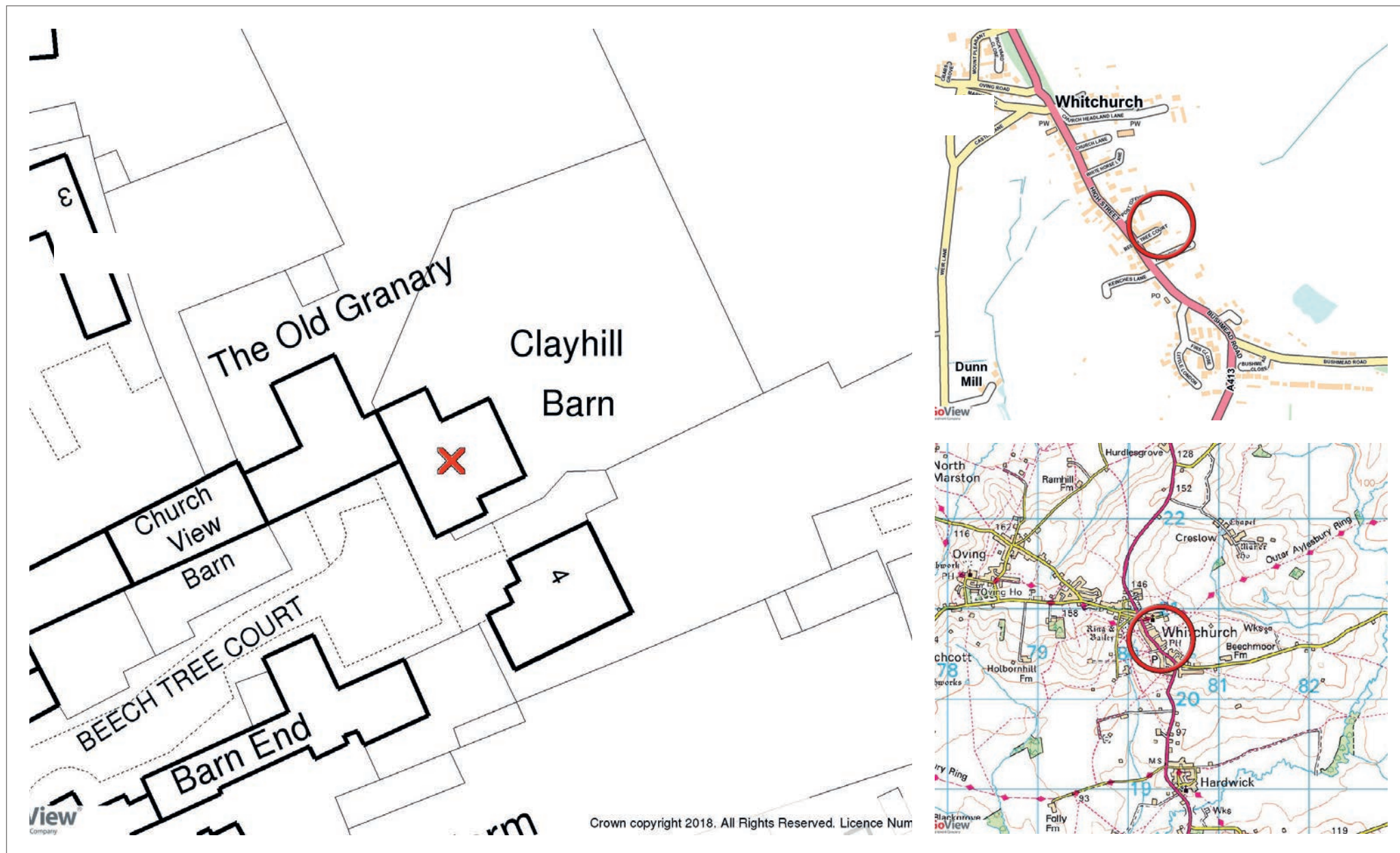




The surrounding market towns and villages within Aylesbury Vale provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quainton Steam Railway. Extensive shopping facilities are situated at Bicester Village Retail Outlet, the refurbished Friars Square shopping centre in the county town of Aylesbury, 6 miles away, which has a wide choice of social facilities, highly rated Grammar Schools and two mainline railway stations at Aylesbury Vale Parkway and Aylesbury Town with London Marylebone reached in 59 minutes. In addition there is a fast railway service from Leighton Buzzard station to London Euston in approximately 30 minutes. The nearby A41 provides easy access into Aylesbury, Bicester and onwards to the M40 and M25 motorway networks.







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Clayhill Barn, Beech Tree Court, Whitchurch

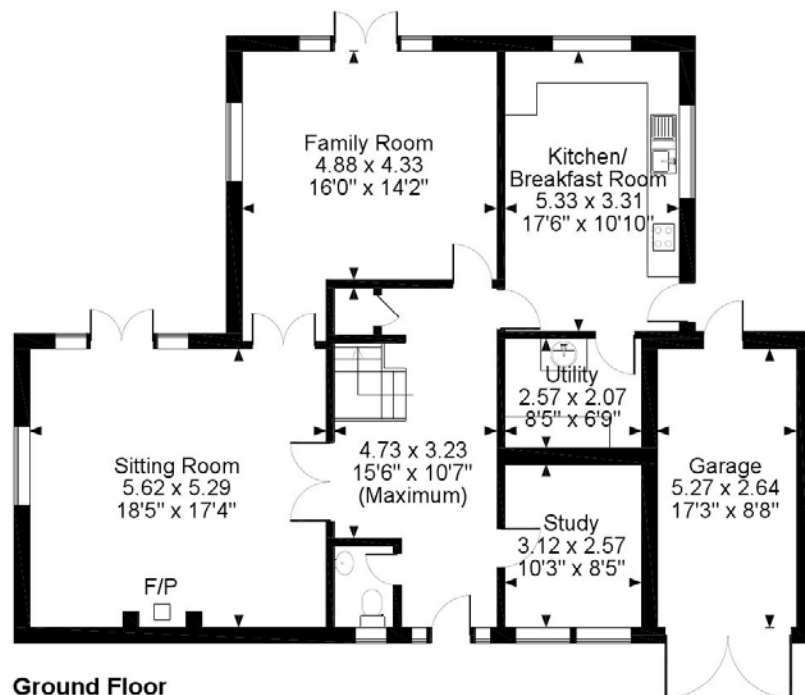
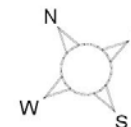
Approximate Gross Internal Area

Main House = 2355 Sq Ft/218.8 Sq M

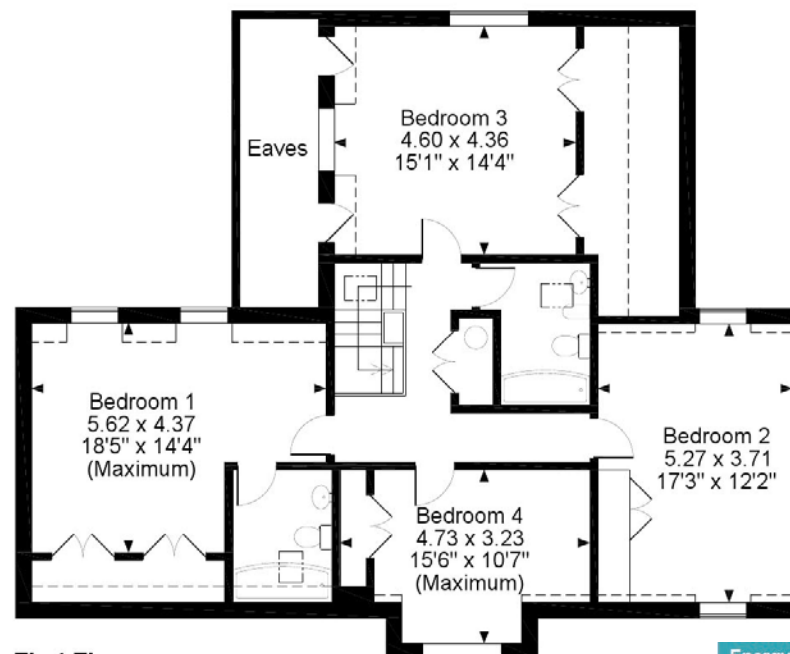
Eaves Storage = 131 Sq Ft/12.2 Sq M

Garage = 149 Sq Ft/13.8 Sq M

Total = 2622 Sq Ft/243.6 Sq M



Ground Floor



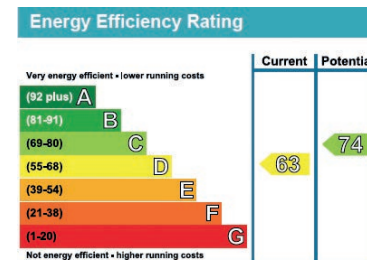
First Floor

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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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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. * 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. Printed 22.05.2018



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