



ASHENDON BARN
ASHENDON BUCKINGHAMSHIRE

TIM RUSS
& COMPANY



ASHENDON BARN
ASHENDON
BUCKINGHAMSHIRE
A STUNNING PREDOMINANTLY
GROUND FLOOR DETACHED BARN
CONVERSION WITH PRIVATE
LANDSCAPED GARDENS

GUIDE PRICE £450.000



The Property

This beautiful barn conversion has been finished to exacting standards and shouts quality from the moment you walk through the front gate. The external landscaped gardens welcome you and there is even a seated area located in the perfect spot to watch the stunning sunsets. Perfect. The internal accommodation flows effortlessly and with the mellow brick and stone walls is so cosy. The entrance hall leads into the beautifully fitted kitchen/dining space which in turn leads to the sitting room with a wood burning stove and double doors out to the rear garden. The principal bedroom is at the other end of the barn and is of a good size with fitted wardrobes and an abundance of character features. The study/bedroom 3 has a clever paddle space saver loft staircase which leads to a bedroom with dressing area. There is a well-appointed bathroom to conclude the accommodation.

Outside

The gardens once again are stunning. Beautifully landscaped with interspersed mixed mature shrubs and grasses. There is also a pond and various terraced areas perfect for entertaining. Across the gravel drive there is a parking area for two vehicles, a garden shed, a bin storage area and access to the

underground LPG tank.

Location

Ashendon is a hilltop village in the school catchment area of Waddesdon, the Grammar schools and Ashfold private school is under a 10 minute drive away. It is some 7 miles north of Thame and 10 miles east of Aylesbury. Ashendon provides stunning views and footpaths giving access to beautiful Buckinghamshire countryside. The village has a 17th Century traditional free house 'The Hundred of Ashendon', a recreational playing field, thriving social club and Ashendon St Mary's Church. The nearby market town of Thame offers a wide range of shopping facilities from independent shops to multiples such as Waitrose, Boots, Sainsbury's and Co-op. The mainline railway station in Haddenham offers a frequent service to London Marylebone in under 40 minutes and Oxford.

Post code for SatNav: HP18 0HB

Mortgage


Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

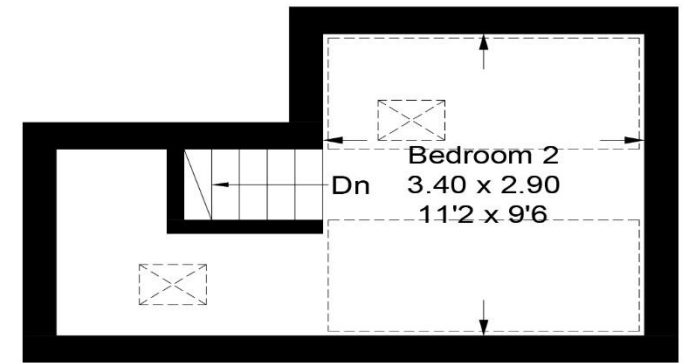
Additional Information

- **Council Tax Band** - E
- **EPC Rating** - E
- **Services** - Mains electricity, water, drainage and LPG gas fired central heating
- **Local Authority** - Buckinghamshire County Council
- **Tenure** - FREEHOLD

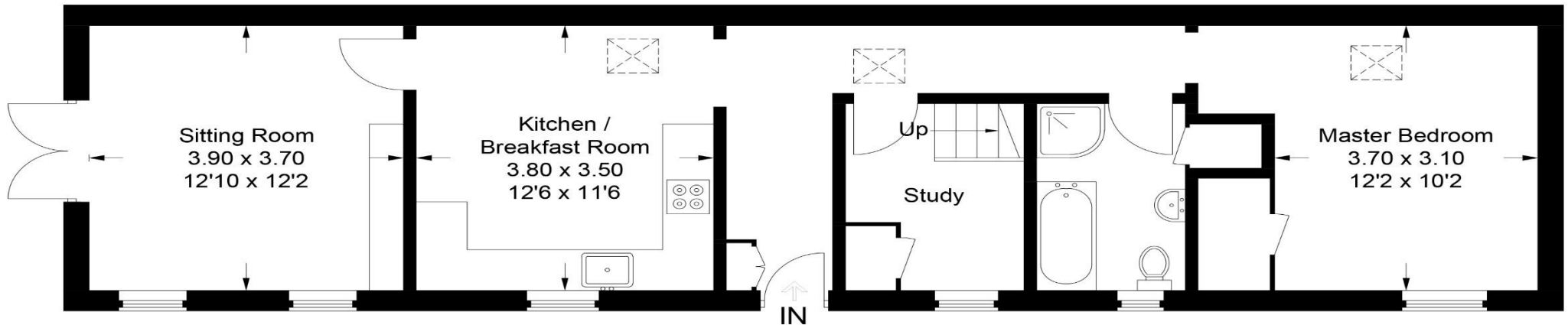
Ref: TH/2090



 = Reduced headroom below 1.5m / 5'0



First Floor



Ground Floor

Ashendon Barn

Approximate Gross Internal Area
Ground Floor = 65.2 sq m / 702 sq ft
First Floor = 14.8 sq m / 161 sq ft
Total = 80.0 sq m / 863 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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company



112 High Street, Thame, Oxon OX9 3DZ

T: 01844 217722

E: thame@timruss.co.uk

www.timruss.co.uk

TIM RUSS
& COMPANY