



Church Farm  
Buckland | Aylesbury | Buckinghamshire | HP22 5HU



# STEP INSIDE

## Church Farm

A quite stunning four/five bedroom, four reception room Grade II listed country home with a substantial and separate two bedroom detached barn and further outbuildings, approx 2.7 acres in total.

Situated in the centre of the popular Buckinghamshire village of Buckland and approached via electric gates and a long sweeping driveway, the main house is wonderfully set back offering an excellent degree of privacy. Believed to date back to circa 1600 with later additions in the 18th and 19th Century, Church Farm offers spacious and flexible accommodation throughout. The drawing room is of particular note; a triple aspect room flooded with natural light and of generous proportions with oak flooring, feature fireplace with log burner and French doors leading out to the terrace. The dining room is equally a generous size offering a fantastic room in which to entertain for more formal occasions. There are two further rooms which are currently used as a family room which has a wonderful Inglenook fireplace with log burner and exposed timbers and a separate study/5th bedroom with an adjacent shower room. The kitchen/ breakfast room features handmade oak units with granite worktops and integrated appliances with quality craftsmanship which is apparent throughout the property and is very in keeping for a house of this age and standing. S

tairs rise up from the main reception hall with its stone flooring and underfloor heating, to the spacious first floor landing. The master bedroom has a large en-suite with rolltop bath and separate shower and additional storage cupboard which could be used as a wardrobe. There are three further double bedrooms and a family bathroom which has also been refitted with underfloor heating, bath and separate shower.

The detached barn is set away from the main residence towards the rear of the extensive gardens with views over the paddock and countryside beyond. Offering substantial accommodation across two floors this fantastic space comprises a substantial split level reception room measuring approx 49'8" x 15ft, a kitchen, separate utility room and two cloakrooms. Upstairs there are two bedrooms- the main bedroom has a dressing area and ensuite bathroom and there is a further double bedroom and a separate shower room which complete the accommodation. Being just under 2000 Sq ft in total this space offers great flexibility for a new owner to accommodate or entertain family, run a business or just for use as overflow guest accommodation. There is the opportunity to space plan the internal layout to create additional bedrooms.

















# STEP OUTSIDE

## Church Farm

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The stunning gardens surround the property on four sides and are wonderfully mature and private. Immediately to the front of the main house is a circular lawn which is surrounded by a paved terrace which is perfectly orientated to capture the afternoon sun. There is a large expanse of lawn to the north eastern side of the property and more formal gardens, including a water garden to the westerly aspect of the house, there is also a kitchen garden. The detached barn has its own private terrace with views across the paddock and countryside beyond. N.B there is a public footpath which runs along one boundary of the paddock.

### Directions

From Berkhamsted High Street proceed up Chesham Road, past the playing fields on the right, proceed straight over the 1st roundabout and take a right at the next roundabout onto the A41 bypass heading north. Take the exit signposted B4009 towards Halton. Go straight over the roundabout onto Tring Hill and take the 2nd road on the right onto Buckland Road. Go straight over the cross roads into Buckland and upon entering the village you will see the Church and turning into Church House on the right hand side.

### Schools

There is an extensive choice of highly reputable private and state maintained schools within the surrounding area and also access to Bucks Grammar Schools.

### Local Amenities

Extensive shopping facilities locally from independent local shops and boutiques to a choice of supermarkets including Waitrose and an M&S Food Hall in Berkhamsted. There is a superb choice of places to dine out with many restaurants, bistros and pubs within the town. Berkhamsted also has Wednesday and Saturday markets adding to the charm of this vibrant town. Superb sports and recreational facilities include the sports centre tennis and cricket clubs whilst the renowned Ashridge and Berkhamsted golf clubs are nearby. National Trust Ashridge estate offers approx 4,000 acres of protected woodland to enjoy either on foot, bike or horse.

Services: Mains gas, electricity, water and drainage

Local Authority: Buckinghamshire County Council

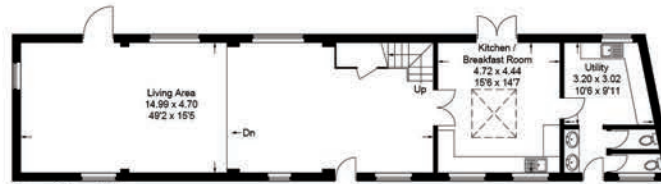
Council Tax Band G

Tenure: Freehold

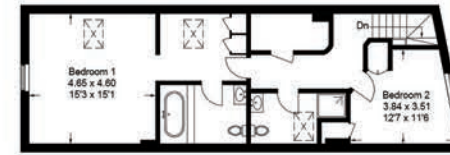
*Guide price* £2,500,000



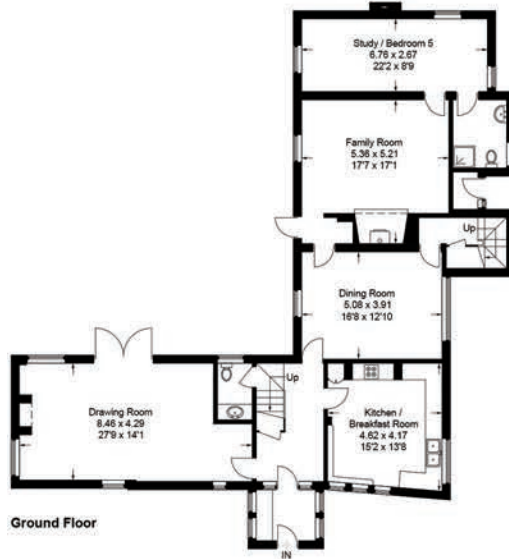
Approximate Gross Internal Area  
 Ground Floor = 152.9 sq m / 1,646 sq ft  
 First Floor = 139.3 sq m / 1,499 sq ft  
 Barn - Ground Floor = 109.5 sq m / 1,178 sq ft  
 Barn - First Floor = 71.8 sq m / 773 sq ft  
 Outbuilding = 72.6 sq m / 781 sq ft  
 Garden Stores = 18.3 sq m / 197 sq ft  
 Total = 564.4 sq m / 6,074 sq ft



**Barn - Ground Floor**  
 (Not Shown in Actual Location / Orientation)



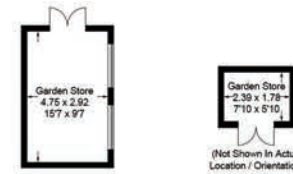
**Barn - First Floor**



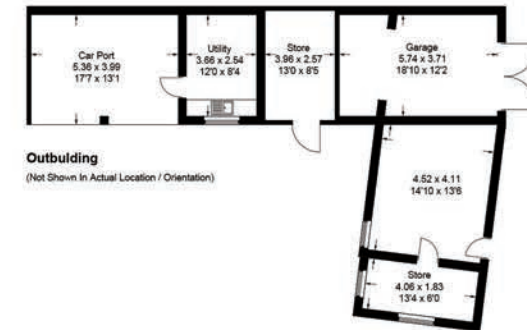
**Ground Floor**



**First Floor**



**Garden Stores**  
 (Not Shown in Actual Location / Orientation)



**Outbuilding**  
 (Not Shown in Actual Location / Orientation)

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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