

LITTLE MEADOW

UPTON ROAD, DINTON, BUCKINGHAMSHIRE. HP17 8UQ



HAMNETT
HAYWARD

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A fabulous five/six bedroom detached family home, enjoying wonderful gardens approaching 0.5 acres and a delightful setting.

Nestled on the edge of this picturesque Buckinghamshire village close to delightful rural walks, Little Meadow was originally constructed during the 1950's within the grounds of Dinton Manor, but later re-designed and developed in 2002 to create a stunning family home extending to 3,458 sq.ft. The property enjoys a particularly private setting, all within delightful formal gardens extending to 0.5 acres, whilst just a short drive to the station for access into London Marylebone (37 minutes) via Haddenham & Thame Parkway. You are welcomed into this impressive family home via a generous reception hall, flooded with natural light and providing access to the generous receptions rooms, ground floor bedroom suite and impressive kitchen. A further hallway connects the first floor home office extending to 28' and fitted with a range of solid oak bespoke furniture. Particular mention is made of the elegant formal sitting room and dining room, both enjoying a part glazed section to only enhance the outstanding view over the rear garden. Further accommodation to the ground floor includes a spacious kitchen/breakfast room extending to 20' in length, again flooded with natural light and fitted with a range of shaker style cupboard and drawer units with solid timber working surfaces. An island unit is central to the kitchen to provide the ideal socialising area, fitted with a granite work surface with inset gas hob and Miele electric oven. Integrated appliances include a second oven, a dishwasher and fridge. The kitchen extends into a separate utility room and a lovely playroom/family room with further views of the garden. To the first floor, a fabulous master suite extends to one side of the first floor and enjoys glazed doors opening to a generous balcony offering an easterly aspect with views. The master bedroom has a dressing area and recently updated shower room. A further double bedroom has a staircase extending to a dedicated dressing room, with three further bedrooms (one currently used as a dressing room) served by a lovely family bathroom with a separate shower. Outside, the property is approached through electrically operated gates, opening to a carriage driveway for ample parking to the front of a large double garage. Magnificent formal gardens encompass the property with a generous rear garden laid to lawn, with a substantial raised terrace ideal for entertaining. A private gate also opens at the rear for just a short walk into the heart of this charming village.

“A MAGNIFICENT FIVE/SIX BEDROOM DETACHED FAMILY HOME, ENJOYING BEAUTIFUL GARDENS OF 0.5 ACRES AND LOCATED WITHIN A HIGHLY SOUGHT AFTER RURAL VILLAGE WITH EXCELLENT CONNECTIONS TO LONDON”



AT A GLANCE

- A truly stunning, five/six bedroom detached family home extending to 3,458 sq.ft
- Magnificent mature gardens encompassing the property, approaching 0.5 acres
- Well designed open plan kitchen/breakfast room opening to playroom/family room
- Five generous bedrooms, including a substantial master suite with views and ground floor suite
- A generous plot with ample off street parking, formal gardens, 24' garage and generous home office
- Pretty village location, offering excellent communications to London Marylebone



ACCOMMODATION

- Reception hall with stunning oak staircase
- Second inner hallway with wine cellar
- Ground floor bedroom suite with shower room
- 23' Sitting room overlooking the formal garden
- Part glazed dining room
- 20' kitchen/breakfast room opening to;
- Family room/playroom
- Utility room
- 28' home office with a range of oak furniture
- Master bedroom with dressing area and shower room, glazed doors opening to balcony with rural views
- Three/four further bedrooms
- Family bathroom
- 24' double garage
- Electric gates opening to a substantial area of off street parking for ample vehicles
- Beautifully landscaped formal gardens extending to approximately 0.5 acres
- Excellent communications to London Marylebone in only 37 minutes
- Fabulous setting within this much sought after and picturesque Buckinghamshire village
- Substantial internal space of 3,458 sq.ft



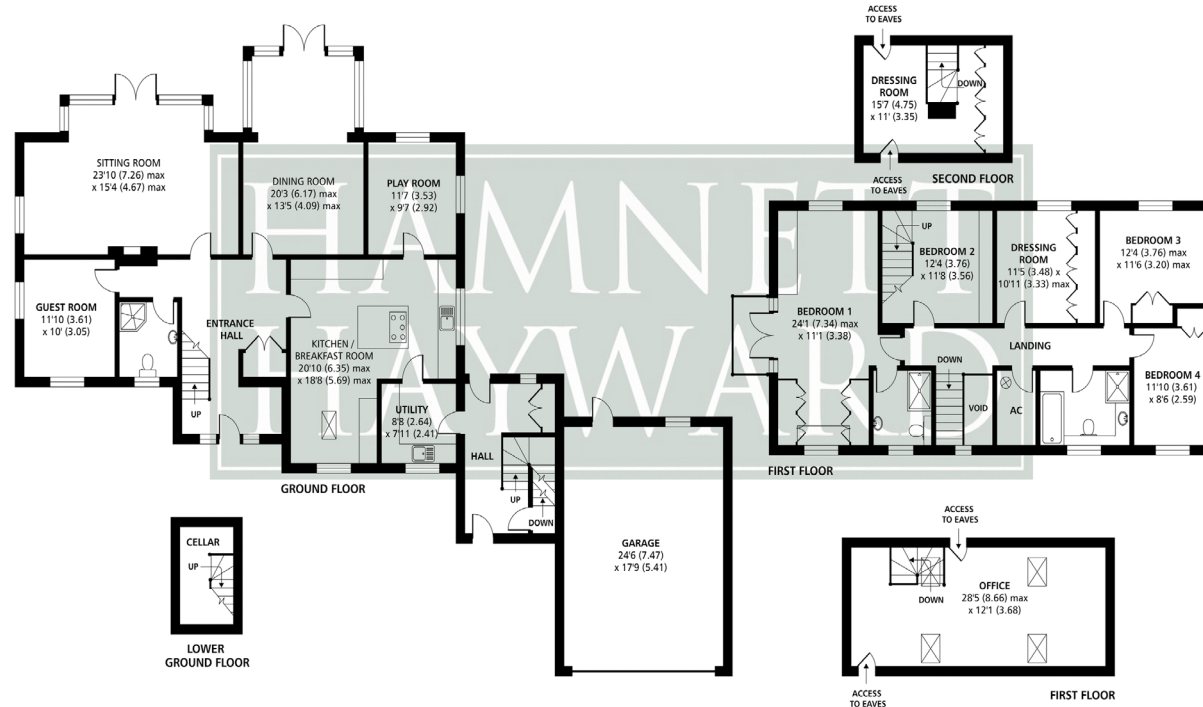
Little Meadow, Upton Road, Dinton, Aylesbury, HP17

Approximate Area = 3458 sq ft / 321.2 sq m (excludes void)

Garage = 408 sq ft / 37.9 sq m

Total = 3866 sq ft / 359.1 sq m

For identification only - Not to scale



LOCATION

Dinton is a traditional Buckinghamshire village located within the Vale of Aylesbury on the ancient turnpike linking Aylesbury and Thame. There was an ancient mansion house in this parish that belonged to the Mayne family for many years (they were Lords of the manor in 1086) This has long since disappeared but the ground works of the ancient manor house still remain and are a goldmine of archaeological finds. The ancient Grade I church of St Peter and St Paul dates back to the XII century and nearby is the reputable Church of England primary school linked with Cuddington and bus services connecting to Aylesbury Grammar schools in Aylesbury. The Seven stars is a superb community owned public house and restaurant located in the heart of the village with further restaurants in nearby Thame. There is easy access to the M40 Motorway at junctions 7 or 8a for access to London and the midland motorway network. Mainline railway services are available at Haddenham & Thame Parkway for Chiltern Line Services to London Marylebone including a fast train taking only 36 minutes.

ADDITIONAL INFORMATION

Services: Mains water, Gas and electricity.

Heating: Gas fired central heating, operated from five heating circuits, each with separate thermostat controls

Local Authority: Aylesbury Vale District Council

Postcode: HP17 8UQ

Council Tax: Band F

Broadband: Fibre optic broadband 45Mb

Energy rating: Currently C - 78, Potentially B - 83



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2020. Produced for Hamnett Hayward Ltd. REF: 652065

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