

THE OLD BAKERY

HIGH STREET, DINTON, BUCKINGHAMSHIRE. HP17 8UW



HAMNETT
HAYWARD

THE OLD BAKERY

DINTON, BUCKINGHAMSHIRE. HP17 8UW

Formerly the village bakery, converted and extended to provide a substantial period property within this picturesque Buckinghamshire village.

Wonderfully situated within the heart of this charming village, surrounded by glorious countryside is a magnificent period home, offering adaptable accommodation extending to 2,872 sq.ft within the most beautiful formal gardens. Originally dating back to circa 1866, this was until 1977 the village bakery and shop, further extended and comprehensively renovated by the current owners some 15 years ago. Conveniently positioned within a short walk of the many amenities on offer within the village, the location is perfectly placed for access to the local school and just a short drive to Haddenham & Thame parkway for a comprehensive service into London Marylebone (under 40 mins).

Internally the property offers substantial and exceptionally versatile accommodation, perfect for home working and family living, a detached barn within the grounds also offers further scope to develop into a home office or gymnasium. Particular mention is made of the fabulous open plan kitchen/breakfast room, opening to a dining area and flowing further into a reception opening directly out to the stunning gardens. The kitchen itself is fitted with a range of modern white fronted cupboard and drawer units, with black granite work surfaces and a range of integrated appliances. Further accommodation to the ground floor includes two separate reception rooms to the front, a further snug, dining room and large utility room. To the first floor The Old Bakery again impresses with five generous bedrooms, including a spacious 18' master bedroom overlooking the garden, a guest bedroom with en-suite shower room, three further bedrooms and a family bathroom.

Externally the property is approached via twin, timber electric gates opening to a courtyard with a detached barn and a substantial area of off street parking. The gardens have been lovingly planted, beautifully landscaped with a comprehensive selection of flower and shrub borders, divided by a water feature. Two terrace areas provide the perfect position for entertaining.

In our opinion this is a unique opportunity to acquire a substantial village home, combining modern living with period features and wonderfully situated for village life whilst just a short drive to the station for access into London Marylebone (just 37 minutes)

“ENJOYING BEAUTIFUL MATURE GARDENS, WITHIN THIS PICTURESQUE BUCKINGHAMSHIRE VILLAGE, THIS HISTORIC FORMER BAKERY HAS BEEN CONVERTED INTO A SUBSTANTIAL FAMILY HOME WITH DETACHED BARN”



AT A GLANCE

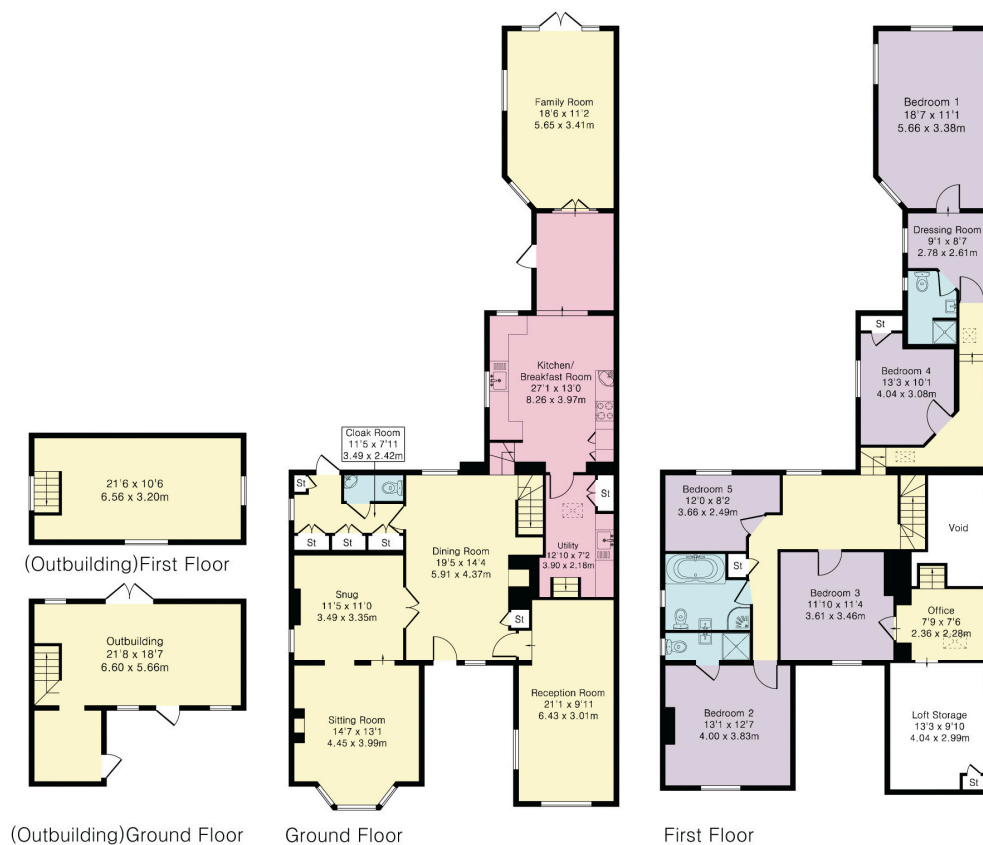
- A magnificent period home, formerly the village bakery now enjoying 2,872 sq.ft of accommodation
- Detached barn offering scope to convert into further accommodation or home office/gymnasium
- Highly sought after village adjoining glorious countryside, excellent connections to London 37 mins
- Electric gates opening to a substantial area off street parking, stunning gardens
- Excellent choice of schools including Aylesbury Grammar school



SUMMARY

- 19' Dining hall
- Cloakroom
- Bay fronted sitting room
- Family room
- Snug
- 27' open plan kitchen/breakfast room
- Further sitting room/office
- Utility room
- Master bedroom with dressing room and en-suite shower room
- Guest bedroom suite
- Three further bedrooms
- Family bathroom
- Electric gates opening to a substantial area of off street parking for several vehicles
- Attractive enclosed garden to the rear offering an excellent degree of privacy
- Detached barn providing scope for conversion
- Stunning rural village location at the foot of the Chiltern escarpment
- Highly sought after village location
- London Marylebone in 37 minutes from nearby Thame & Haddenham Parkway

Approximate Gross Internal Area 3388 sq ft – 315 sq m
 Ground Floor Area 1487 sq ft – 138 sq m
 First Floor Area 1385 sq ft – 129 sq m
 (Outbuilding)Ground Floor Area 286 sq ft – 27 sq m
 (Outbuilding)First Floor Area 230 sq ft – 21 sq m



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. There is also a ruined mock-fortified building , Dinton castle also known as Dinton Folly. The village has 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 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 & Electricity

Heating: Gas fired central heating to radiators.

Tenure: Freehold

Energy Rating: Current C (73) Potential B (84)

Local Authority: Buckinghamshire Council Aylesbury Vale area

Postcode: HP17 8UW

Council Tax Band: F

GUIDE PRICE £1,175,000



HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk