

DUTCH BARN

CHESTNUT FARM, DINTON, BUCKINGHAMSHIRE HP17 8UG



HAMNETT
HAYWARD

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A fabulous contemporary barn conversion enjoying stylish open spaces and outstanding views of The Chiltern Escarpment

Nestled on the edge of this picturesque Buckinghamshire village forming part of a gated development with Chestnut farm, this substantial contemporary barn conversion offers stylish modern day living all within a delightful rural environment, yet just a short distance to the station for access into London Marylebone (under 40 minutes) via Haddenham & Thame Parkway. Converted in 2019 to an exceptionally high standard this outstanding barn conversion epitomises modern day barn style architecture by creating wonderful open spaces with a multitude of modern features. The barn has a stunning Siberian larch exterior under an aluminium vee roof, with aluminium rain water goods and two glazed balcony terraces enjoying magnificent views. Internally the property offers substantial and highly adaptable living space arranged over two floors and particular mention is made of the impressive reception hall with a full height glazed atrium, stylish internal crittal doors and a glazed staircase. The open plan kitchen/dining room is a fabulous space, with glazed bi-fold doors extending directly out to the garden. The kitchen is fitted with a range of dark grey modern units with a matching island unit both with white heritage quartz working surfaces. A range of Neff appliances are integrated including inset double ovens, a fridge/freezer and dishwasher. Further accommodation to the ground floor includes a sitting room, a family room, a gym/study, utility and cloakroom. To the first floor are four substantial bedrooms and three bathrooms, particular mention is made of the master bedroom suite with a glazed terrace, walk in dressing room and stunning bathroom. Two further bedroom suites and a potential home office with outstanding views complete the accommodation.

Outside, the property is accessed via electric timber gates opening to a long sweeping driveway which in turn leads to an area of off street parking outside a large double garage. To the rear are generous gardens laid predominately to lawn adjoining open countryside, enclosed with a modern post and rail fence. A substantial terrace provides an area for outside entertaining. This stunning home offers a wonderful opportunity to acquire a stylish and substantial family home with excellent connections to London & Oxford, yet well positioned within the village next to lovely rural walks.

“A VERY STYLISH BARN CONVERSION CREATING FABULOUS OPEN SPACES AND ADAPTABLE ACCOMMODATION EXTENDING TO 3,000 SQ.FT LOCATED WITHIN A HIGHLY SOUGHT AFTER VILLAGE WITH LOVELY RURAL VIEWS”



AT A GLANCE

- A truly stunning, contemporary barn conversion designed and constructed to the highest standards
- Stylish open spaces, adaptable living, an abundance of glazing and internal features
- Well designed open plan kitchen/breakfast room with appliances and bi-fold doors to garden
- Stunning master bedroom suite with large walk in wardrobe, bedroom with balcony and bathroom
- A fabulous first floor home office with balcony and impressive rural views of The Chilterns



SUMMARY

Reception hall with stunning glazed atrium

Cloakroom

Sitting room with insert fire

Stunning 23' kitchen/breakfast room with integrated appliances, island and bi-fold doors to garden

Utility room and boiler room

Family room

Gym/study

Four double bedrooms

Master bedroom suite with glazed balcony, walk in dressing room and substantial bathroom

Two further bedroom suites

Wonderful bedroom/office with a glazed balcony and outstanding views of The Chilterns

Off street parking

Detached double garage extending to 23'

Forming part of a private gated development
Excellent communications to London Marylebone in only 37 minutes

Fabulous setting within this much sought after and picturesque Buckinghamshire village

Substantial internal living space of 3,000 sq.ft

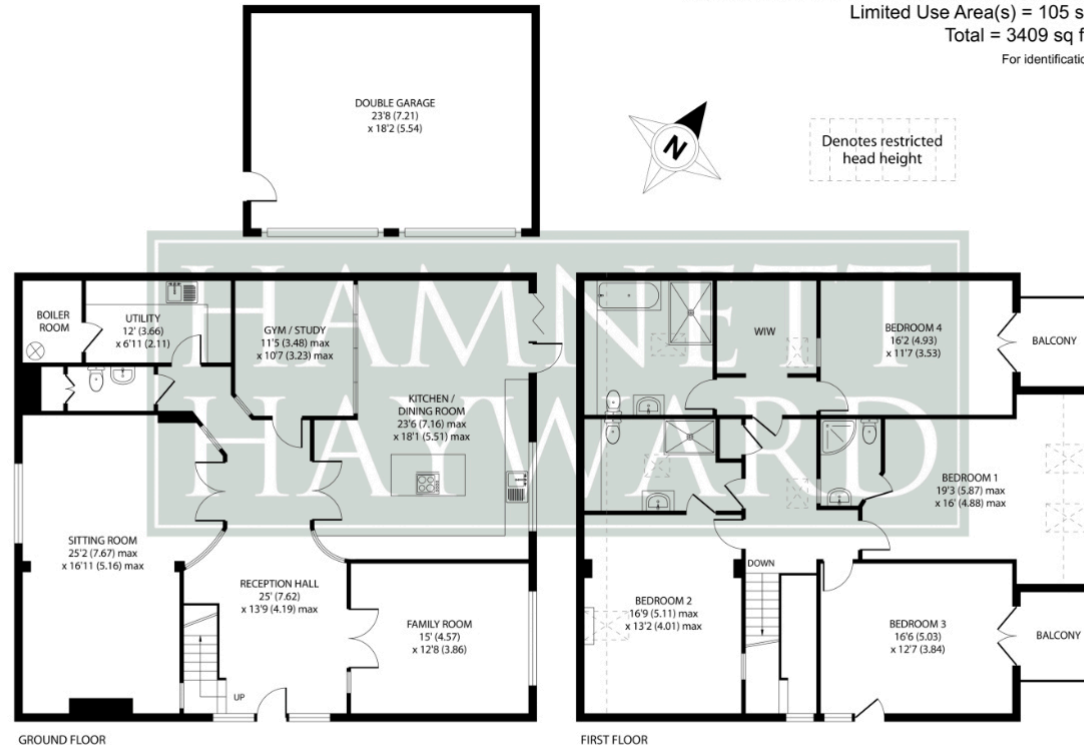
Chestnut Farm, Dinton, HP17

Approximate Area = 3304 sq ft / 306.9 sq m (includes garage)

Limited Use Area(s) = 105 sq ft / 9.7 sq m

Total = 3409 sq ft / 316.6 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. There is also a 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 and private drainage

Heating: Gas fired central heating. Underfloor to ground and radiators to first floor

Energy Rating: Currently B (81) - Potentially B (85)

Local Authority: Buckinghamshire County Council - Aylesbury

Postcode: HP17 8UG

Council Tax Band: F

Tenure: Freehold

GUIDE PRICE £1,250,000



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Hamnett Hayward Ltd. REF: 608074

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