

UPPER FARMHOUSE

UPTON NR DINTON, BUCKINGHAMHIRE HP178UA



HAMNETT
HAYWARD

UPPER FARMHOUSE

UPTON, NR DINTON, BUCKINGHAMSHIRE HP17 8JY

A Grade II listed late 17th Century natural stone farmhouse with accommodation of about 4000 sq.ft. set in grounds totalling 2.14 acres including a tennis court, swimming pool and paddock

Upper Farmhouse is a most attractive period family home offering a wealth of character and charm located in the heart of Upton village. Although in need of some modernisation, this beautiful natural stone farmhouse offers exceptional family accommodation and boasts many fireplaces and character fixtures and fittings from its period. Set over three floors, the property includes an impressive reception hall with inglenook fireplace and priest hole, kitchen/ breakfast room* complete with Aga and an elegant sitting room with adjoining conservatory offering lovely views over the formal gardens. There are three further reception rooms including a stunning vaulted barn with log burning stove, dining room and a sizeable office (bedroom 6). There is also a good sized cellar with flagstone floor accessed from the kitchen.

Bedroom accommodation does not disappoint with six double bedrooms set over two floors. The 16' principal bedroom on the first floor includes an en-suite bathroom as does guest bedroom two. The remaining first floor bedrooms are served by a family bathroom. The second floor features two beautiful spacious vaulted bedrooms which have access to a bathroom on the second floor.

Outside Upper Farmhouse is set well back in its grounds and is approached via a substantial courtyard with a period cart shed providing parking for two vehicles with additional workshop/store. The formal gardens surrounding the property are simply breathtaking with large lawns to three aspects, well stocked herbaceous borders, specimen trees, attractive stone walls and estate fence work. Recreational facilities include an enclosed outdoor pool with pump house, enclosed tennis court with lovely views over the surrounding country side and paddock with separate vehicular access. The grounds total 2.14 acres.

Although in need of some modernisation this outstanding Grade II listed 17th Century farmhouse offers substantial accommodation, stunning grounds and recreational facilities.

*Restricted head height

“SET IN STUNNING FORMAL GARDENS AND PADDOCK LAND, UPPER FARM HOUSE OFFERS A RARE OPPORTUNITY TO ACQUIRE A BEAUTIFUL NATURAL STONE GRADE II LISTED FARMHOUSE OFFERING SUBSTANTIAL ACCOMMODATION AND RECREATIONAL FACILITIES”



AT A GLANCE

- Beautiful Grade II listed farmhouse with accommodation totalling about 4000 sq.ft.
- Seven reception rooms, six bedrooms and five bathrooms
- Breathtaking grounds including courtyard with cart shed barn, formal gardens, paddock tennis court and swimming pool. About 2.14 acres
- Lovely setting in the heart of Upton village offering good communication links



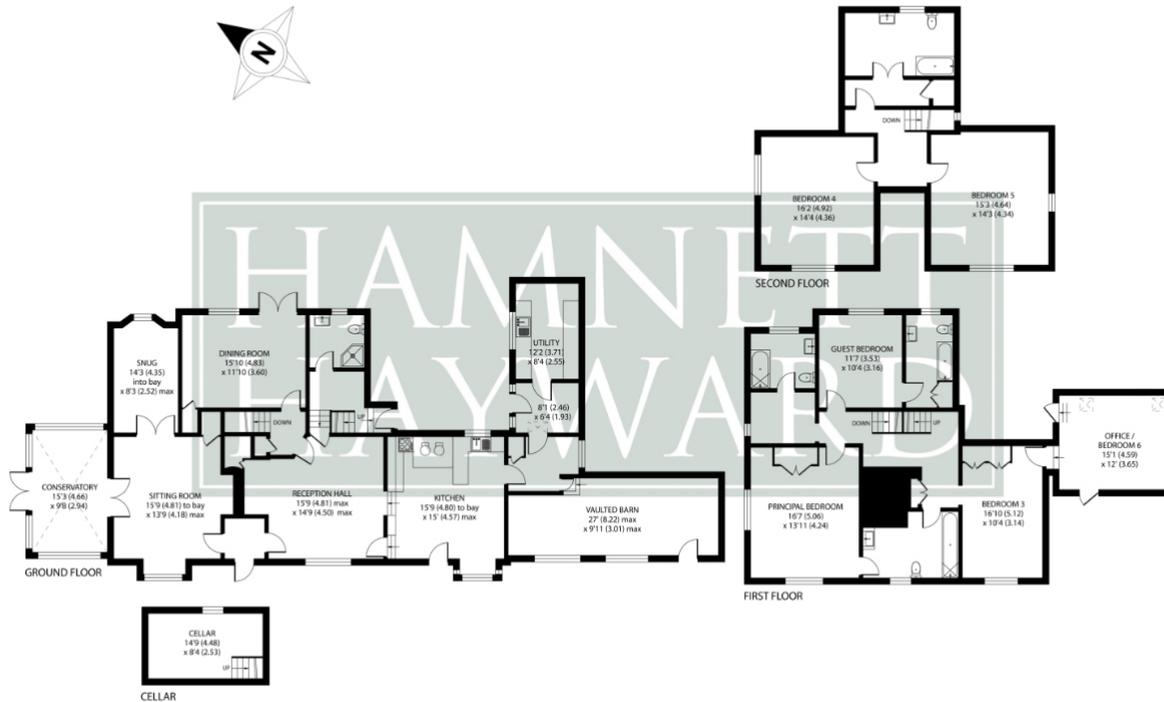
SUMMARY

- Reception hall
- Kitchen/breakfast room
- Utility room
- Sitting room
- Dining room
- Snug
- Conservatory
- Vaulted barn
- Cellar
- 16' Principal bedroom with en-suite bathroom
- Guest bedroom with en-suite bathroom
- Two further double first floor bedrooms
- First floor bathroom
- Two vaulted second floor double bedrooms
- Second floor bathroom
- Large courtyard driveway
- Open sided barn with parking for two cars and separate workshop
- Outstanding formal gardens
- Swimming pool
- Tennis court
- Paddock with separate vehicular access
- Numerous outbuildings
- Total plot about 2.14 acres

Upper Farmhouse, Upton, Aylesbury, HP17

Approximate Area = 4046 sq ft / 375.8 sq m

For identification only - Not to scale



LOCATION

Upton is an ancient farming hamlet with barns, footpaths and stunning views, and makes up part of the parish of Dinton with Ford and Upton. It sits between the shopping town of Aylesbury, and the wonderful market town of Thame. Transport links are close by including an Aylesbury to Oxford bus route which stops at the Upton turn on the A418, railway services approximately 3.1 miles at Haddenham & Thame Parkway station, and the M40 motorway 6 miles away. Local schooling is close by with the village catchment primary school Cuddington and Dinton C of E school 1 mile away, and Stone Primary school 1.1 miles away. The local award-winning community pub The Seven Stars in Dinton is a 15 minute walk away.

ADDITIONAL INFORMATION

Services: Mains water and electricity

Heating: Oil fired central heating to radiators

Energy Rating: N/A Grade II Listed

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP17 8UA

Council Tax Band: G

Tenure: Freehold

GUIDE PRICE £1,295,000

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hamnett Hayward Ltd. REF: 1272585

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