

# 1 DONNINGTON ROW

NEW ROAD, DINTON, BUCKINGHAMSHIRE HP17 8TQ



HAMNETT  
HAYWARD

# 1 DONNINGTON ROW

DINTON, BUCKINGHAMSHIRE. HP17 8TQ

**A fabulous five bedroom detached family home located on the fringe of this picturesque Buckinghamshire village, offering views over adjoining paddocks and open countryside.**

Nestling on the edge of this picturesque Buckinghamshire village, adjoining open paddocks, 1 Donnington Row is a most imposing five bedroom detached family home constructed by the reputable house builder Rectory Homes. Forming part of this exclusive development of just four unique homes the property offers substantial and adaptable living approaching 3,000 sq.ft, coupled with exceptional outside space to include gated parking, a double garage with electric doors and a generous garden. Dinton is a highly regarded Buckinghamshire village offering a wonderful community pub, a reputable school and a village church, for the commuter Haddenham & Thame Parkway is just a five minute drive, offering a comprehensive service into London Marylebone (under 40 minutes).

On arrival, the impressive reception hall exudes style and space and includes a magnificent solid oak, central staircase extending to an impressive part galleried landing. The ground floor offers adaptable living and particular mention is made of the impressive open plan kitchen/dining/living area extending to some 28' with glazed bi-fold doors opening directly to the garden. The kitchen itself is fitted with a range of two-tone shaker style cupboard and drawer units, with white quartz work surfaces. Integrated Bosch appliances include a double inset oven, flanked by a larder style fridge and freezer. An inset induction hob has an extractor over and a wine fridge and dishwasher complete the appliances. A separate utility room has plumbing for a washing machine and a walk-in pantry has a range of shelving. Further accommodation to the ground floor includes a 24' triple aspect sitting room with fireplace housing a wood burning stove and glazed doors to the garden, and a separate dining/family room. The first floor does not disappoint and boasts three substantial bedroom suites. The principal bedroom enjoys a range of fitted wardrobes and glazed doors open to a 'Juliet' balcony offering a beautiful outlook over countryside. Two further double bedrooms are served by a family bathroom with separate shower cubicle.

Outside, the property is accessed over a block paved driveway providing parking for 3-4 vehicles, a five-bar gate opens to a further area of off street parking for several vehicles. A barn style double garage with electric up and over doors and a bespoke timber shed provide further storage. The rear garden has a sunny 'South-Westerly' aspect and adjoins open paddocks, the garden has been landscaped and laid to lawn with flower and shrub borders. A generous paved terrace offers a wonderful space for entertaining. This wonderful home offers an opportunity to acquire a stylish and substantial family home with excellent connections to London, whilst enjoying the perfect village life.

“AN IMPOSING FIVE BEDROOM DETACHED FAMILY HOME RECENTLY CONSTRUCTED BY RECTORY HOMES. THE PROPERTY OFFERS FABULOUS INTERNAL LIVING SPACE APPROACHING 3,000 SQ.FT AND A SUPERB VILLAGE SETTING ADJOINING PADDOCKS”



## AT A GLANCE

- A truly stunning, five bedroom detached family home constructed to the highest standards
- Well designed internal accommodation offering substantial open plan rooms
- Stunning open plan kitchen/dining/living, offering a range of integrated appliances and walk in pantry
- Impressive principal bedroom suite with built in wardrobes and balcony offering a lovely rural outlook
- Extensive external space including gated off street parking and double garage
- Within a short drive of Haddenham & Thame parkway for London Marylebone (under 40 minutes)



## SUMMARY

Fabulous entrance hall with stunning central staircase

Cloakroom

24' Sitting room with wood burning stove

Stunning open plan kitchen/dining/family room with bi-fold doors opening to rear garden

Well equipped kitchen with a range of integrated Bosch appliances, walk in pantry and wine fridge

Utility room

Snug/dining room

Principal bedroom with Juliet balcony and en-suite bathroom with separate shower room

Four further bedrooms, two bedrooms suites with en-suite shower rooms

Family bathroom

Substantial area of off street parking to the front and side, with further gated parking in front of double garage

Double garage with electric up and over doors

Mature rear garden adjoining open paddocks

Highly sought after Buckinghamshire village within a five minute drive of Haddenham & Thame parkway for connections into London Marylebone (under 40 minutes)

Gas fired central heating to underfloor heating system

Fabulous setting within this much sought after and picturesque Buckinghamshire village

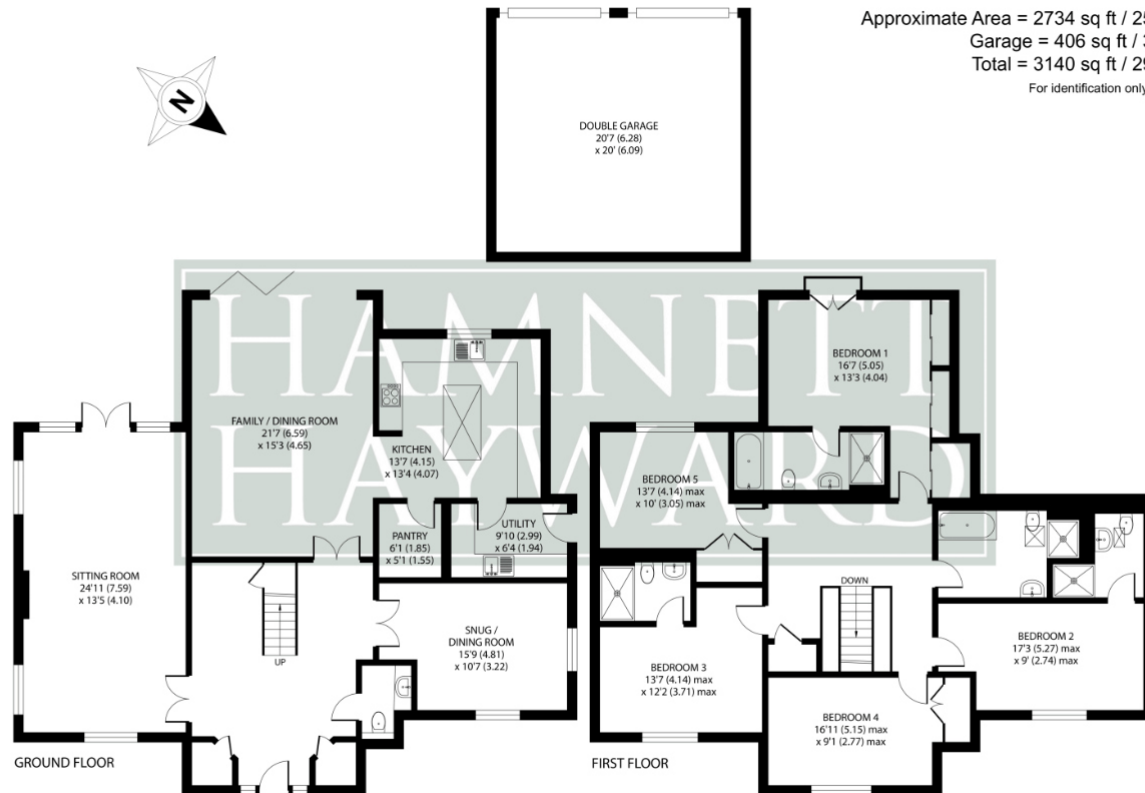
## Donnington Row, Dinton, Dinton, HP17

Approximate Area = 2734 sq ft / 253.9 sq m

Garage = 406 sq ft / 37.7 sq m

Total = 3140 sq ft / 291.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hamnett Hayward Ltd. REF: 1357050

## 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. Haddenham & Thame Parkway is within a five minute drive 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 8TQ

**Council Tax Band:** G

**Tenure:** Freehold

**GUIDE PRICE** £1,250,000

**HAMNETT  
HAYWARD**

HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: [thame@hamnetthayward.co.uk](mailto:thame@hamnetthayward.co.uk)