



Plough Farm House
Hillesden Hamlet | Buckingham | Buckinghamshire | MK18 4BX

PLOUGH FARM HOUSE

A stunning non-listed character country home in a sought after rural setting which is available with NO UPWARD CHAIN, is full of character throughout and comprises of a reception hall, exceptional dining kitchen, utility room, cloakroom/WC, sitting room, family room, study, four double bedrooms, one with en-suite, family bathroom and outstanding grounds to include an orchard, outbuildings, double garage and parking for around seven cars.



Ground Floor

Upon entering, you will be immediately welcomed into a spacious reception hall which has exposed beams and windows to the front and rear elevations.

The exceptional dining kitchen has underfloor heating, ample work space, Rangemaster electric oven with an LPG gas hob, integrated dishwasher, space for a table to seat at least six guests, windows to side and rear, and French doors opening out to the rear garden.

From the breakfast kitchen, access is provided to the utility room which has space for appliances, water softener, access to the cloakroom/WC, and a door opening out to the garden.

The dining room is currently used as a family room and has a feature fireplace, a window to the rear and French doors to the side.

The sitting room is beautifully presented, full of character, and has an open fire in a large brick surround, bread oven, exposed beams, useful downstairs storage area, and windows to the front and rear.

Completing the ground floor is the study which is ideal for anybody working from home and has fitted units, desk and a window to the rear elevation.













Seller Insight

“We moved into our home in December 2005 when our youngest was just six months old. From the moment we saw it, we fell in love with its seclusion, tranquillity, and the spacious outdoor areas — perfect for our growing family and pets. Built in 1642, our home is rich with history and charm, having even served as the village pub in the early 1900s. Over the years, we’ve made thoughtful changes, like extending the kitchen in 2010 to create a bright and welcoming space for family gatherings, and converting the stables into a gym in 2020. The living room, with its large open fire, is a cosy retreat in winter, while the south-facing patio is perfect for enjoying the sun, dining al fresco, and admiring the garden. The garden has been a cherished space, where we’ve raised animals, grown flowers, and spent countless hours outdoors. The location is equally special, offering peace, stunning walks, and a close-knit community of wonderful neighbours who often gather for celebrations. Despite the rural feel, we’re just 8 minutes from Buckingham and within reach of excellent schools, amenities, and transport links. As we prepare to say goodbye, we know we’ll miss the quiet, the open space, and our neighbours most of all. We hope the next owners will love this home and find it as joyful and rewarding as much as we have over the years.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

First Floor

To the first floor, the landing has exposed beams and a window to the rear.

The feature bedroom has built in wardrobes, exposed beams, windows to two elevations which afford superb views, and access which leads to the spacious en-suite shower room.

The guest bedroom has built in wardrobes, exposed beams and windows to the front and rear.

There are two further double bedrooms, both with useful storage space and windows to the rear.

The family bathroom is also beautifully presented and has a window to the rear.













Outside

Plough Farm House sits in stunning grounds that wrap around the property to include a lovely gently sloping lawn with a raised bank and mature trees.

There is also a rear garden which has a lovely sun terrace and an excellent orchard with many fruit trees.

There are outbuildings to include a tack room, wood store and an additional room currently used as a gym.

Plough Farm House also benefits from a double garage and parking for seven cars.

An outstanding home that must be viewed to be appreciated.





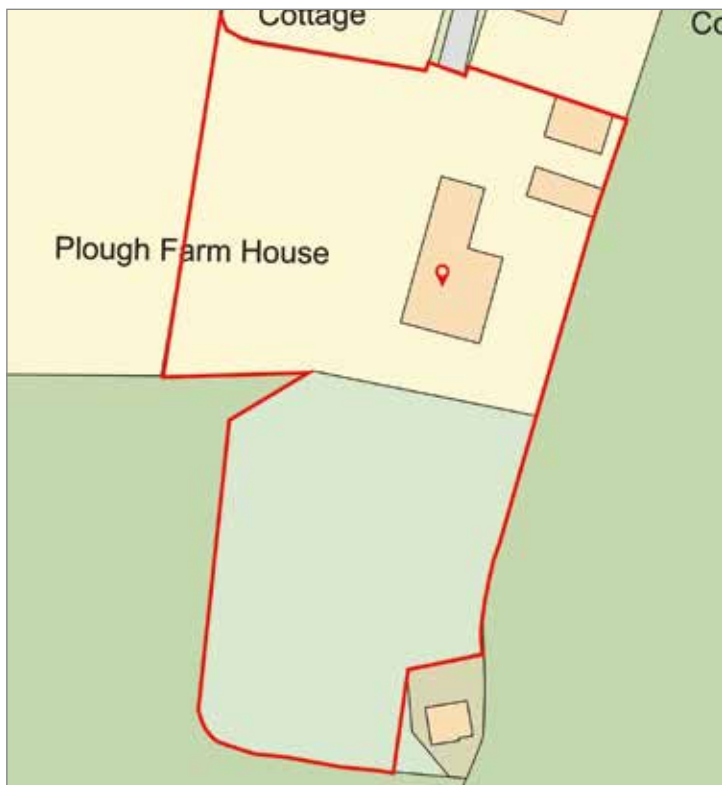


LOCATION

Hillesden Hamlet is situated South West of Buckingham and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.







Services, Utilities & Property Information

Utilities - Mains water and sewerage, oil fired central heating, electricity supply.

Mobile Phone Coverage - 4G mobile signal is available in the area but we advise you to check with your provider

Broadband Availability - Ultra Fast broadband is available, fiber installed with a download speed of 1,000 mbps.

Special Note

Information that may or may not need to be established, depending on whether the property is affected or impacted by the issue in question.

Restrictions

The property sits within a conservation area (orchard excluded)

Rights and easements

Current owners have made us aware that the property is located within a conservation area. Current owners hold an indemnity policy against chancel repair. They have never had to pay anything.

Also noted is

Footpath runs from the gate down the front lawn to the stile to the right of the orchard gate (marked in green on the map). Anglian Water have a right of way to access treatment works in far corner of the orchard.

Tenure - Freehold

Local Authority: Aylesbury Vale

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07736 937633

Website

For more information visit F&C Microsite Address - <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

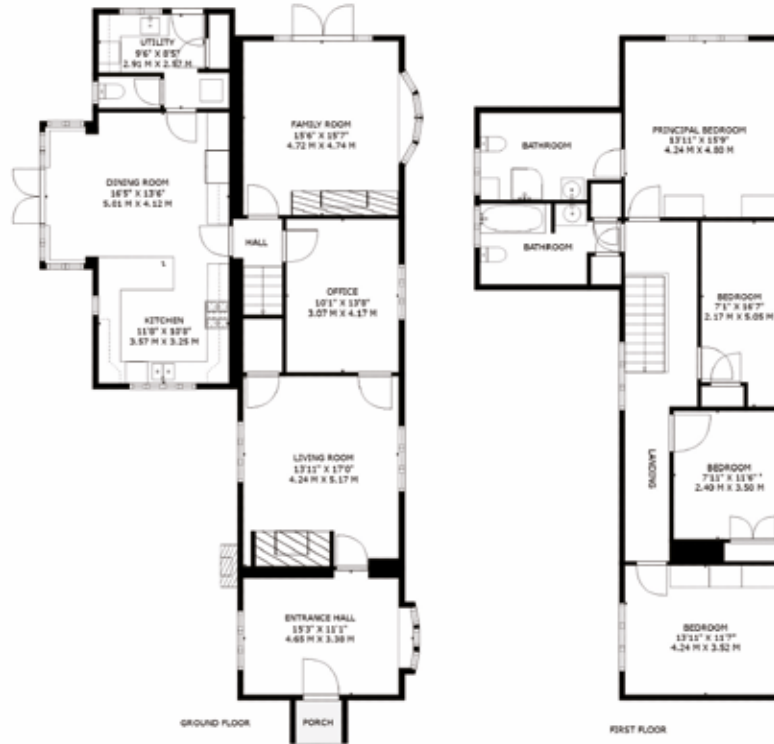
Opening Hours:

Monday to Friday - 9.00 am - 6 pm

Saturday - 9.00 am - 5 pm

Sunday - By appointment only

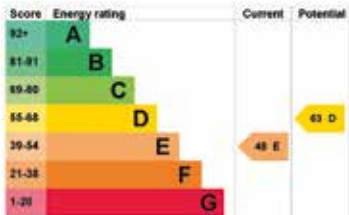
Offers over £900,000



GROSS INTERNAL AREA: 2257 sq ft, 209 m2
 LOW CEILINGS: 222 sq ft, 21 m2
 GARAGE & OUTBUILDINGS NOT INC CARPORT AREA: 481 sq ft, 45 m2

OVERALL TOTALS: 2960 sq ft, 275 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION







TERRY ROBINSON PARTNER AGENT

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Terry has been in the estate agency industry since 2002 and has a wealth of knowledge in the property sector.

Having left the corporate world to set up his own brand in 2015, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued.

Terry has sold many properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



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"Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!"



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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