

# La Chouette

Westlington Green • Dinton

Buckinghamshire





# La Chouette

**Dinton, Buckinghamshire**

***A Magnificent 16th-Century  
Detached Residence***

*Currently a Mixed-Use Property  
Comprising a Well-Regarded  
Restaurant and a Four-Bedroom  
Residential Home*

*Approved Planning Consent  
Granted for Redevelopment  
With the Option to Convert the  
Commercial Element into an  
Exceptional Private Residence*

Parking For Several Cars • Enclosed Gardens  
Approx Gross Internal Floor Area 3724sq ft  
346 sq m

Oxford 20 miles, , Haddenham & Thame Parkway  
Station 2.7 miles (Mainline service to London  
Marylebone, fastest train approx. 37 minutes), M40  
(Junction7) 9.5 miles, Heathrow 58 miles, Central  
London 50.4 miles

(All distances and times approximate)

These particulars are intended only as a guide and must not be  
relied upon as statements of fact. Your attention is drawn to  
the Important Notice on the last page of the text.











## A Historic Grade II Listed

La Chouette, Westlington Green, Dinton La Chouette is a rare and highly attractive Grade II listed 16th-century property of considerable charm and character, set in the heart of the small hamlet of Westlington, directly overlooking the picturesque village green with far-reaching views of the Chiltern Hills. The property, formerly a well-regarded restaurant with residential accommodation, now offers a unique opportunity for redevelopment with approved planning consent to convert the commercial element into an exceptional private residence. Whether reimagined as a grand private residence or retained as a mixed-use commercial and residential venture, this is a versatile and enchanting freehold offering.

### Trade Area (Former Restaurant)

The property is entered through a central door leading into the main dining room, a bright and spacious area with triple-aspect windows and original timber flooring, providing a light and welcoming environment. This principal room flows into a second dining room/bar area, ideal for more intimate dining or informal gatherings, again featuring period detail and charm.

To the rear lies the commercial kitchen, a fully equipped and operational catering space with stainless steel fittings, extractor system, and direct access to the rear garden and utility room.

Glazed door opens from the rear of the dining space onto a paved patio and the extensive lawned garden, ideal for al fresco dining or relaxation. There are also ladies' and gents' toilet facilities, discreetly located off the inner hallway.





## Residential Accommodation

The residential aspect is split between two wings, allowing for separation of family and guest or staff accommodation if desired. The primary living area is accessed via a hallway off the restaurant and comprises a charming family kitchen and sitting area, leading through to a cosy lounge. A staircase rises to the first floor, where there are two double bedrooms, a family bathroom, separate WC, and a large airing cupboard, all centred around a light-filled landing with Velux rooflight.

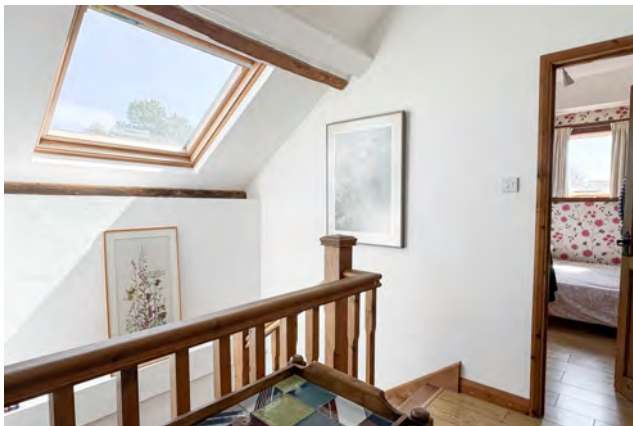
A secondary staircase at the rear of the former restaurant leads to further rooms, originally staff accommodation. This includes two double bedrooms, both with mezzanines, one with a window, and a third large bedroom with views over the village green, plus an additional bathroom with bath, WC, and basin.

The property is heated via two gas boilers, one servicing the former commercial wing, the other for domestic use. Wooden flooring runs throughout much of the property, enhancing the sense of continuity and traditional character.

## External Areas

Externally, the property sits on a generous plot with an expansive garden that sides onto open countryside. French doors from the former dining room lead to a paved patio area, while beyond lies a large lawned garden, tiled log store, and a number of outbuildings offering excellent storage or development potential.

A private driveway provides ample off-road parking.







## Planning Permission

Planning permission has been granted to convert the former commercial wing into a stunning five-bedroom family home. Proposed plans include:

- A dramatic open-plan living and dining space in the former restaurant area, complemented by an additional reception room.
- A bespoke family kitchen with walk-in pantry and large utility room, replacing the commercial kitchen.
- A ground-floor bedroom suite with en suite and dressing room, ideal for guests or multigenerational living.
- Four large double bedrooms on the upper floors, including two luxurious principal suites with en suites and dressing rooms.
- A study and hobby room at the top of the house, creating peaceful and flexible additional accommodation.







Dinton is a picturesque village in Buckinghamshire, celebrated for its historic charm, peaceful rural setting, and strong sense of community. Steeped in history, the village features traditional stone cottages, an ancient parish church, and scenic countryside walks. While offering a tranquil lifestyle, Dinton is also well-connected, with nearby market towns providing a range of modern amenities, making it an ideal blend of heritage and contemporary village living.



**Schools:** Dinton is well-placed for access to a wide range of excellent educational options. Families in Dinton benefit from a highly-rated primary school in the village. For independent education, prestigious schools such as Magdalen College School, Abingdon School, and Aylesbury Grammar Schools are all within easy reach, offering outstanding opportunities across all age groups.



**Walking & Riding:** Dinton is set in beautiful Buckinghamshire countryside, with scenic walking, cycling, and horse-riding routes right on the doorstep. The landscape includes rolling fields, woodlands, and bridleways ideal for outdoor exploration. The nearby Chiltern Hills and local nature reserves offer further opportunities for nature lovers. For golf enthusiasts, Dinton is within easy reach of several well-regarded courses, including The Oxfordshire Golf Club and Aylesbury Vale Golf Club, both providing excellent facilities for players of all abilities.



**Shopping:** Dinton enjoys a peaceful rural setting, with excellent shopping options close by. The nearby market town of Thame offers independent shops, boutiques, artisan cafés, and a Waitrose for daily needs, along with a lively weekly market. For a broader retail experience, Oxford provides a mix of high-street and designer stores, while Bicester Village, a renowned luxury outlet destination, is also easily accessible for premium shopping.



**Travel:** Dinton enjoys a well-connected location with easy access to Oxford, Aylesbury, and the M40 via the nearby A418. Haddenham & Thame Parkway station, just a short drive away, provides regular rail services to London Marylebone, making it ideal for commuters. The village's position offers a balance of rural tranquillity and excellent transport links, allowing convenient travel to both city centres and the surrounding countryside.



**Directions: La Chouette,  
Westlington Green, Dinton,  
Buckinghamshire, HP17 8UW**

**Grade II Listed**

**EPC :- Exempt**

**Council Tax Band :- C**

**Freehold**

Mains Drainage and Water, Gas Boiler.

### Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. The Sale is to include all fitted carpets.

### Local Authority:

Buckinghamshire County Council



All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

**RB REASTON BROWN**

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.



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