



The Hayloft, Scotsgrove, Oxfordshire,  
OX9 3RP

Guide Price £1,095,000

**RB** REASTON BROWN



## A Rarely Available, Four Bedroom Victorian Converted Hayloft, Fully Renovated to A High Standard With Bespoke Fittings, Fully Modernised Kitchen, Views Over To The Chilterns. NO CHAIN

**The Hayloft** is tucked away in a peaceful rural setting with sweeping views towards the Chiltern Hills, a beautifully converted character home forming part of a late Victorian farmstead. Formerly used for storing hay, the building was thoughtfully converted in 1998 and retains striking original features, including exposed A-frame beams and a vaulted landing. One window still marks the former hay-loading opening—now a unique architectural detail. The wide front door opens into a light-filled entrance hall with pine floorboards and a soaring gallery ceiling. To the left is a cloakroom and staircase, while to the right, a spacious reception room, (currently a home office) enjoys far-reaching views across open farmland to the Chilterns and would also suit use as a formal dining room.

At the heart of the home is a bright and spacious kitchen with painted grey shaker units, granite worktops, and an Everhot electric range. Multiple windows flood the room with light and frame outstanding countryside views. A separate utility room offers further storage, a Belfast sink, granite surfaces, and access to the parking area, with two bays in the barn. The large, welcoming sitting room centres on an open fireplace, with French doors leading to two outdoor areas: a neatly maintained lawned garden with a small patio, and a sheltered walled courtyard garden with log store and gated driveway access—both ideal for outdoor dining and relaxation.

Upstairs, a vaulted landing leads to four generous double bedrooms. The principal suite features dual-aspect windows, countryside views, and an en suite shower room. Two rear bedrooms overlook the garden, while the fourth enjoys a stunning front-facing view. A stylish family bathroom completes the floor, with a roll-top bath and traditional fittings. The Hayloft is serviced by mains gas, private drainage (Klargester), and high-speed broadband. **No onward chain. EPC D Council Tax G**

**Situation Scotsgrove** is a peaceful rural hamlet nestled between Thame and Haddenham, offering countryside seclusion just minutes from market town amenities and excellent transport links. Surrounded by open fields, bridleways, and scenic walks, it's ideal for those seeking space and privacy without isolation. Haddenham & Thame Parkway station is just a short drive away, offering direct trains to London Marylebone in around 36 minutes and Birmingham in approximately 1 hour 16 minutes. The M40 is easily accessible, and Oxford is just 17.5 miles away, making Scotsgrove a rare combination of rural charm and modern convenience. The location is particularly well suited to families, with a wide choice of excellent schools nearby. These include Lord Williams's School in Thame, the Aylesbury Grammar Schools, and a broad selection of highly regarded independent schools in Oxford. A convenient bus service runs throughout the day, providing easy access to schools in both Aylesbury and Oxford, as well as local amenities.

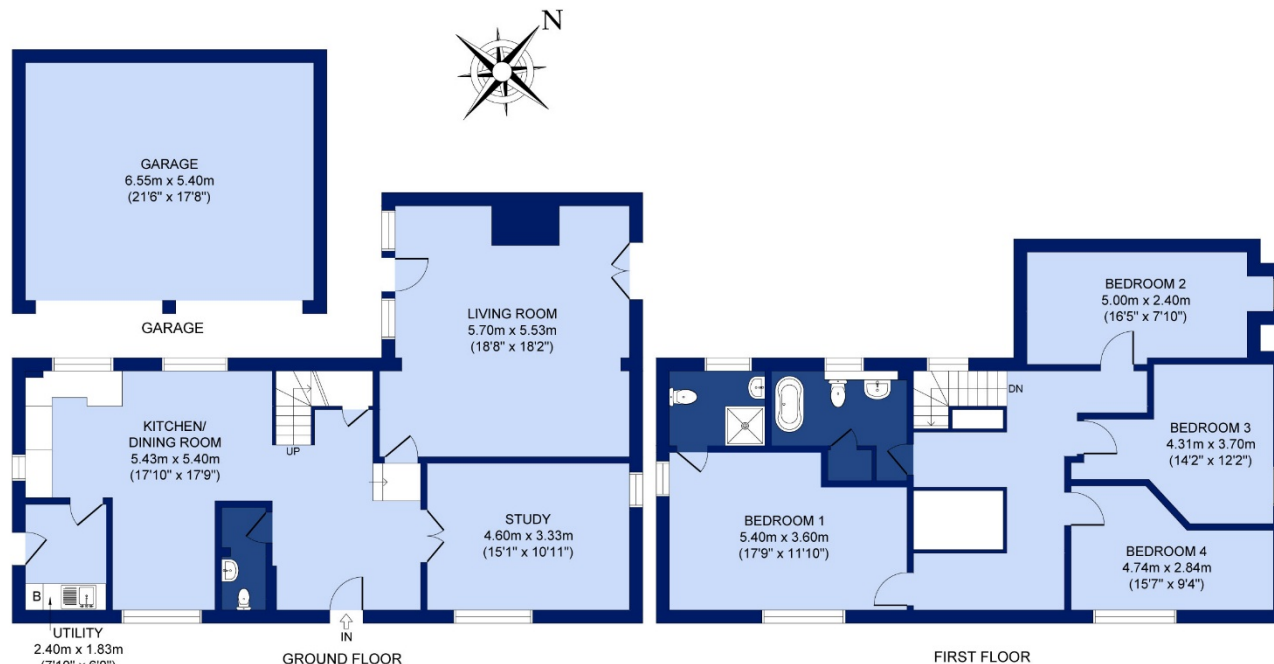
*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor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











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.



*Viewing is Strictly by Appointment through Reaston Brown*

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