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Country House
& Farm Sales

Stable Barn Valley Road, Hughenden Valley, Buckinghamshire HP14 4LB



THIS STUNNING THREE BEDROOM COUNTRY HOME HAS BREATHTAKING VIEWS OVER THIS HIGHLY SOUGHT AREA OF BUCKINGHAMSHIRE.
THE BEAUTIFUL GROUNDS HAVE SOMETHING FOR ALL TO ENJOY IN THE MOST IDYLIC OF SETTINGS.

Located in the heart of the Chiltern Hills, set in the most idyllic of settings, with stunning views over the farm grounds and woodlands beyond, Stable Barn has been beautifully remodelled and refurbished throughout by the current vendors. From this property you can enjoy the Hughenden Manor estate, former home of Benjamin Disraeli, now owned by the National Trust. The woodlands and fields that surround the Manor provide stunning Chiltern countryside walks from your back gate. With flexible accommodation across approximately 2100sq ft the property has so much to offer, including beautiful oak beams throughout, a large kitchen and an office for multiple uses. Private grounds to the rear, originally part of Church Farm, give you the perfect setting for those long summer evenings and peaceful relaxation on the sun terrace. A 'one of a kind' property offering an amazing lifestyle opportunity.

The Main House:

This main house offers privacy and an excellent range of accommodation, perfect for family life and entertaining. The principal bedroom with its views over the Chiltern Hills is one of three bedrooms and two bathrooms. The inviting entrance hall welcomes you in and accesses both to the kitchen, the sitting / dining room with their French doors leading out to the sun terrace. There is a staircase which leads to the first floor and a middle landing with window seat perfect for a morning coffee or a quiet read. The well-appointed kitchen boasts a superb centre island, a good range of both floor and wall units and with double aspect windows and a door to the utility room. There is a large double width SMEG range cooker, granite worksurfaces and limestone flooring which continues through from the entrance hall. The sitting room is notably light and airy, with its views of the gardens, door to the study (which could also be used as a fourth bedroom) and French doors providing access to the sun terrace and cottage garden.





Rising to the first floor you will find a master bedroom with vaulted ceiling and windows overlooking the grounds to the rear and views over pasture and up to woodland. There are two further beautifully presented bedrooms, airing cupboards and a family bathroom.

Externally:

The idyllic setting of Church Farm offers everything from the river Wye chalk stream, which flows along the front of the property, to the open fields and woodland to the rear. To the front of the property there is mature planting, lawns, and a gravel driveway leading to the two garages. The secret garden style gate leads you through to the landscaped cottage garden full of trees, shrubs, bushes, and flower borders as well as a sun terrace and lawn. The National Trust fields, accessed via the rear gate, offer far reaching views over the stunning Chiltern Hills and numerous walks through the Hughenden Estate and beyond- a dog owner's delight.







Location:

Hughenden Valley is a well-regarded area and just 2.3 miles from High Wycombe. Amenities on offer in the local area including a pub, doctor's surgery, a village shop, the village hall offers multiple clubs and incorporates the playing fields, as well as Hughenden Primary School for children up to year 6. High Wycombe train station is just 2.2 miles away offering trains to London Marylebone in approximately 25 minutes. High Wycombe has an abundance of facilities including a cinema, John Lewis department store, a variety of shops, supermarkets, restaurants and leisure facilities. Within the town centre is the popular Eden Centre which comprises shops, a 12-screen cinema complex, state of the art bowling alley, library and restaurants.

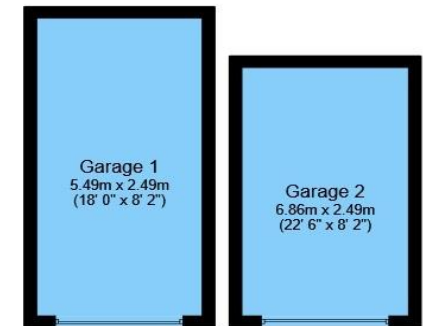
The area is also renowned for its choice and standard of education, with Buckinghamshire being one of the last counties to maintain the traditional grammar school system. The Royal Grammar School for boys, John Hampden School for boys and Wycombe High School for girls. There are several independent schools including Godstowe, Crown House, Davenies, Pipers Corner and Wycombe Abbey to name a few.



Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Features:

Private driveway | Study | Sitting/Dining room
Kitchen | Utility Room | Shower room
Principal bedroom
Two further bedrooms | Family bathroom
Stunning Oak Beams | Driveway for Multiple vehicles
Mature private gardens and grounds
Two Garages
Breathtaking views over the Chiltern Hills

Price £875,000



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