



brown & merry

Country House  
& Farm Sales

Old Quarry Barn Bushmead Road,Whitchurch HP22 4LG



**THIS STUNNING THREE BEDROOM BARN STYLE COUNTRY HOME IS SET IN A SECLUDED AREA OF THIS HIGHLY SOUGHT AFTER BUCKINGHAMSHIRE LOCATION. THE BEAUTIFUL GROUNDS AND VERSITILE LIVING SPACE OFFER SOMETHING FOR ALL TO ENJOY IN THIS MOST IDYLLIC OF SETTINGS.**

Located within the edge of the Chiltern Hills, (an area of outstanding natural beauty) Old Quarry Barn is quietly tucked away giving the property a fantastic level of privacy. From its position you can enjoy a walk into the village as well as countryside walks in all directions. Offering the discerning buyer flexible accommodation throughout the property has so much to offer, including flexible living accommodation, larger than average private gardens that give you the opportunity to enjoy everything from relaxing on the sun terrace as well entertaining on the private lawns perfect for those warm summer evenings.

### **The Main House:**

This main house offers an excellent range of reception rooms, perfect for family life and entertaining. The beautifully crafted entrance welcomes you in and accesses both the living and family rooms and the staircase which leads to the first floor. The well-appointed country style kitchen/diner boasts a good range of both floor and wall units, a Rayburn style cooker, dual aspect windows that give you views over the gardens to both front and rear and open plan to the dining room. The well-proportioned living room with its appealing fireplace, front and rear aspect windows overlooking the private gardens and sun terrace to the rear and the driveway to the front. The cinema/family room give you extra space for the family to enjoy. To finish off the ground floor there is a study/ bedroom to the rear overlooking the garden and a cloakroom.





Rising to the first floor via the newly styled staircase you will find the impressive master bedroom with its built-in wardrobes and its own en-suite. Bedroom two is also a good-sized double bedroom, with window overlooking the grounds to the rear and storage to both front and rear of the room. There is also a well-appointed family bathroom offering a roll top bath, matching low level W/C and Wash hand basin and window to the rear all of which offers plenty of space for the whole family and visiting guests.





**Externally:**

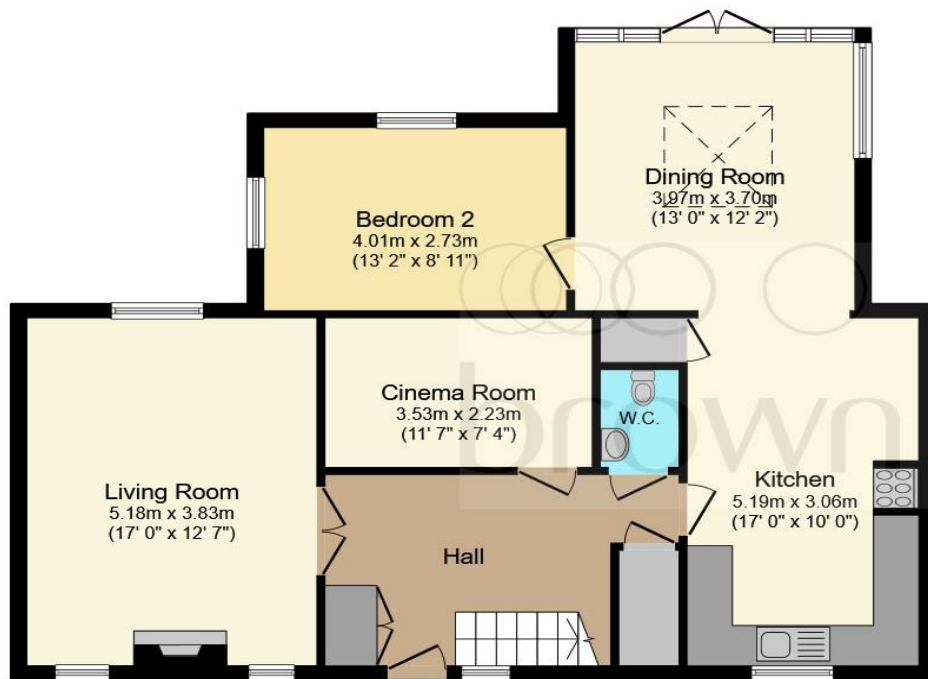
*The grounds have been thoughtfully planted and divided into areas that flow from the sun terrace directly to the rear of the property to the lawns and secret garden at the far end. With a mixture of mature trees and shrubs the gardens offer privacy and space for the who family to enjoy. To the front there is a private driveway that has space enough for multiple cars and side access leading to the rear garden.*



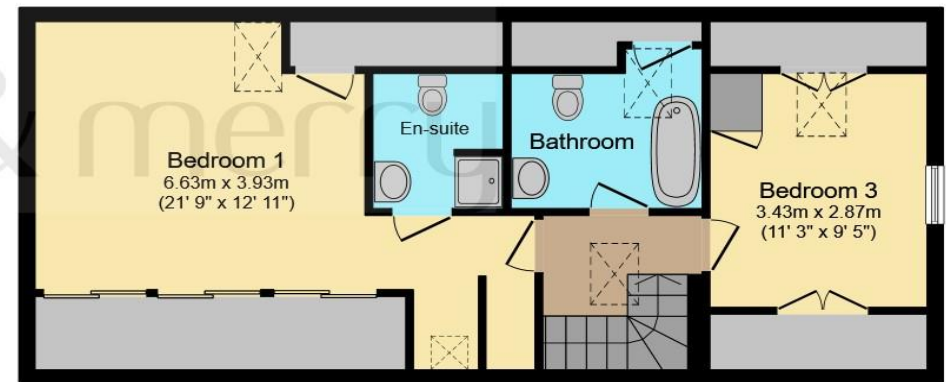
### Location:

The village of Whitchurch is full of history and was considered by Sir John Betjeman to be one of the best Buckinghamshire villages. The village offers local facilities including several garages, a petrol station and shop, a farm shop and a renowned butcher's. It also benefits from many ancient footpaths and circular walks through the surrounding countryside. Aylesbury with its multiple shopping facilities and amenities is only 5 miles away and Milton Keynes lies 12 miles away. The area is well served with schools including - Swanbourne House, Winchester House, and Ashfold, and a very highly regarded state primary - Whitchurch Combined School. Secondary schools, most with bus services from the village, include Stowe, Berkhamsted School, Akeley Wood, Thornton College, Waddesdon Church of England Secondary, and the highly sought-after Aylesbury Grammar Schools. Commuter communications are very good with a fast train service available from Leighton Buzzard to London Euston (approx 30 minutes fast service) and from Aylesbury to London Marylebone. The motorway network is accessed at Junction 7 or 10 of the M40 and Junction 14 of the M1.





**Ground Floor**



**First Floor**

**Total floor area 148.6 sq.m. (1,600 sq.ft.) approx**

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](http://www.focalagent.com)



### Features:

*Entrance hall | Living Room | Family Room  
Kitchen/Dining Room  
Cinema Room | Cloakroom  
Three Bedrooms | En-suite & Family bathroom  
Mature Gardens and Grounds  
Driveway Parking for Multiple Cars*

  
brown & merry

Country House  
& Farm Sales

Woollerton House High Street, Wendover  
Buckinghamshire, HP22 6DU

**T** 01296 624 444

**E** Wendover@brownandmerry.co.uk

**W** brownandmerry.co.uk

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

