



**Binewood, West Park Farm, Aylesbury
Road, Wing, Leighton Buzzard,
Bedfordshire, LU7 0PG**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 6 miles (Marylebone 55 mins), Leighton Buzzard 5 miles (Euston 35 mins), Milton Keynes 15 miles (Times & Distances approx.)

Binewood, West Park Farm, Aylesbury Road, Wing, Leighton Buzzard, Bedfordshire, LU7 0PG

A SUBSTANTIAL CONVERTED BARN AND ANNEXE ENJOYING ONE AND A QUARTER ACRES OF DELIGHTFUL MATURE GROUNDS. RURAL LOCATION YET NOT ISOLATED IN AN EXTREMELY PRIVATE PLOT NEAR THE BUCKS/BEDS BORDER

A 5 Bedroom Principal Residence and Large Attached 2 Bedroom Annexe. Open Bay Garaging. Parking for Numerous Vehicles. Beautiful Secluded Gardens

For Sale Freehold

DESCRIPTION

Binewood was created from outbuildings formerly serving West Park Farm, an early nineteenth century farmstead that sits on its own between the towns of Aylesbury and Leighton Buzzard. The main dwelling is the old threshing barn and a smaller adjoining barn has also been converted to form further accommodation that readily and naturally lends itself to being a self-contained annexe, an annexe that benefits from a private and large garden all to itself. Some particularly charming features of the interior include exposed brick walls, stunning vaulted ceilings, exposed beams and timbers, wide floorboards, and bespoke oversize heavy wooden doors with chunky wrought iron furniture.

The front door proper leads into an impressive reception hall that in essence makes for a more than comfortable snug or sitting room and at the far end is a bathroom and the staircase. To the right is a farmhouse style kitchen, substantive enough for cooking, eating, and relaxing in. There is an oil fired Aga that has four ovens, boiling, simmering and hot plates; and the kitchen also has a butlers sink, Travertine flooring, the units being painted wood. Both the reception hall and kitchen retain ceilings comprising thick wooden boards, a remnant of the buildings past when the granary loft would have been above. The utility room acts as a second kitchen providing homes for all the appliances alongside an oven and halogen hob. There is then the office or study with built in shelved cupboards and a pretty arched window looking onto a small courtyard.

Bearing left at the hall takes you to a formal dining room followed by the wonderful drawing room where the front is open up to the full height of the building, and the windows and doors view and give access to the gardens. Against one wall is a brick fireplace and woodburning stove and behind the drawing room resides the library.

The first floor contains five bedrooms, four of which are doubles and the fifth a very decent single. The main bedroom has an ensuite shower room, two of the guest rooms have wash basins, and there is a family bathroom. Worth mention are the attractive galleried landing over the drawing room and in one of the guest bedrooms the wonderful antique pulley mechanism still in situ from a time when the hay trolley would have been pulled back and forth between the mow hayloft and threshing floor area below.

Exiting the drawing room into the barn annexe you find an ensuite bedroom. Next is an excellent fully equipped kitchen/breakfast room prior to the wonderful open structure living area that incorporates a dining space. Stairs rise up to the mezzanine room and boast a perspective across the impressive roof timbers and rafters of the living room.

OUTSIDE

As previously stated the barn annexe possesses a generous garden with a private patio and pergola inclusive of but separate from the primary gardens to Binewood.

Binewoods approach is via a 200 yard long driveway that spurs off to the property's personal garaging and parking. Said garaging is two open bays and the parking provides standing for numerous vehicles.

The plot is circa one and a quarter acres of sumptuous mature garden made up of lawns, shrubs and trees incorporating an orchard, a vegetable plot and greenhouse, and at the north westerly edge a charming copse complete with meandering pathways.

Across the rear of the barn are brick and stone cobbles and patios to absorb the outlook which is a haven for wildlife.



LOCATION

Aylesbury has the grammar school for boys, the High School for girls and the Henry Floyd which is co-ed. For day to day shopping there are major supermarkets in Leighton Buzzard (5 miles) and Aylesbury (6 miles). The village shops in Wingrave and Wing are great for essentials, and there are two doctors surgeries in Wing. Milton Keynes is a 25 minute drive away for shopping and entertainment, with London Euston just 35 minutes away by train from Leighton Buzzard. National Trust properties nearby include Ascot House in Wing and Waddesdon Manor. The Waterside Theatre in Aylesbury has a fantastic calendar of shows, while the historic university of Oxford is also within easy reach.

COUNCIL TAX BAND - Band F £3,363.36 2024/5 per annum

VIEWING - Strictly via the vendors agent W Humphries Ltd



SERVICES - Mains water and electricity. Oil fired central heating. Shared private drainage. Gigabit wired Ethernet with 4G broadband connection; Up to 150Mb/sec download speed.

The barn annexe has its own water and power, heating system and boiler.

DIRECTIONS - From Aylesbury take the A418 towards Wing/Leighton Buzzard and pass through Bierton then look for a left hand turning after approx.4 miles into the track up to West Park Farm.



Binewood

Approximate Gross Internal Area = 322.55 sq m / 3471.89 sq ft

Annex = 148.50 sq m / 1598.44 sq ft

Garage = 34.28 sq m / 368.98 sq ft

Total = 505.33 sq m / 5439.31 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale,
produced by The Plan Portal 2024.









The First Floor







THE BARN ANNEXE





IMPORTANT NOTICE

W. HUMPHRIES for themselves and as Agents to the Vendors of the property give notice that:

- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
- 4 Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.
- 5 If reference is made either to alterations to the property or a change of use, no warranty is given by W. Humphries or the Vendors/Lessors that any planning or other consents or Building Regulations approval has been obtained. Where references are made to potential uses (subject to planning) this information is given in good faith although purchasers must take their own enquiries to the relevant authorities.
- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.

