



**Upper Barn, Church Lane,
Edgcott, Bucks, HP18 0TU**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 8 miles, Bicester 6 miles, (Marylebone 55 & 70 mins respectively) M40 Jnc 9 10 miles. (all times & distances approx)

UPPER BARN, CHURCH LANE, EDGCOTT, BUCKS, HP18 0TU

A UNIQUE AND QUITE SUPERB GRADE II LISTED BARN CONVERSION WITH STRIKINGLY ATTRACTIVE FAMILY ACCOMMODATION SET AT THE END OF A QUIET LANE BY THE CHURCH IN AN ELEVATED POSITION WITH FINE VIEWS AND A PRIVATE GARDEN. WADDESdon SCHOOL CATCHMENT

Reception & Dining Hall, Sitting Room, Family Room, Kitchen/Breakfast Room, Utility Room, Laundry Room, Back Lobby, Rear Hall, 2 Large Ground Floor Bedrooms & Shower Room, Principal Bedroom Suite with Dressing Room and Shower Room, Guest Suite with Wet Room. Mature Secluded Garden with South Westerly Aspect & Sprinkling of Trees, Garage, Gravelled Parking Bay.

GUIDE PRICE £775,000 Freehold

Upper Barn was originally a building used by the neighbouring farmhouse that has been converted into a stunning character property, its location very peaceful at the end of a no through lane just beneath the lovely gothic church. The accommodation itself is equally impressive and visually striking with much of the main timber structure and a multitude of other beams exposed exuding tremendous charm. The current owners have made improvements, decorating it quite beautifully and reconfiguring the ground floor which now incorporates two double bedrooms served by a bathroom to create a true family home offering four excellent bedrooms. The two ground floor bedrooms though could potentially be easily used as an annexe type area with a bedroom, living room and shower room.

There is a central entrance into an impressive grand dining hall with a vaulted ceiling and staircase featuring a gallery, the floor is rustic slate, and this slate extends through the majority of the ground floor. There is a rear lobby which provides a good storage room and leading off right from the dining hall is the fantastic kitchen/breakfast room, fitted out with taupe units and earthstone work surfaces. There is a Rayburn cooking range retro style in chrome and black but state of the art with rapid response start. Off the side is a utility room with the dishwasher and fridge/freezer (spaces for) and the oil boiler. At the back of the kitchen is the laundry room with wooden worktops, butlers sink and plumbing

for the washing machine with space also for a tumble dryer and from here there are doors out to the rear and the cloakroom.

Adjacent the kitchen is the family room; it has a large brick fireplace with a cast iron woodburner and is dual aspect with fine views. The other side of the dining hall leads through to the sitting room where again, there is a handsome brick fireplace and inset a wood burning stove, and the room has a pleasant outlook over the garden.

Beyond is a lobby stepping down to a hall and two double bedrooms with vaulted ceilings that are served by a superb contemporary shower room.

Upstairs either side of the galleried landing are the two further bedrooms, the principal suite has a corridor with cupboards, a dressing room fitted with wardrobes and a superbly presented shower room. The bedroom itself has a vaulted ceiling and with the exposed timber is a very attractive room. The guest bedroom is similarly impressive with an array of beams and benefits from a wet room with overhead shower.

The garden is to the front of the barn but with a secluded south westerly aspect encased by lovely mature trees and shrubs. A brick path leads round to a two tier decked area that benefits from an excellent view. There are brick steps and

walls down to the lawn and a lower stone patio and the whole of the garden including the deck incorporates a range of lighting.
At the entrance to the property is a gravelled parking area with trees and hedging on levels retained by sleepers. A hand gate leads to a pretty covered entrance next to the garage which has power and light.

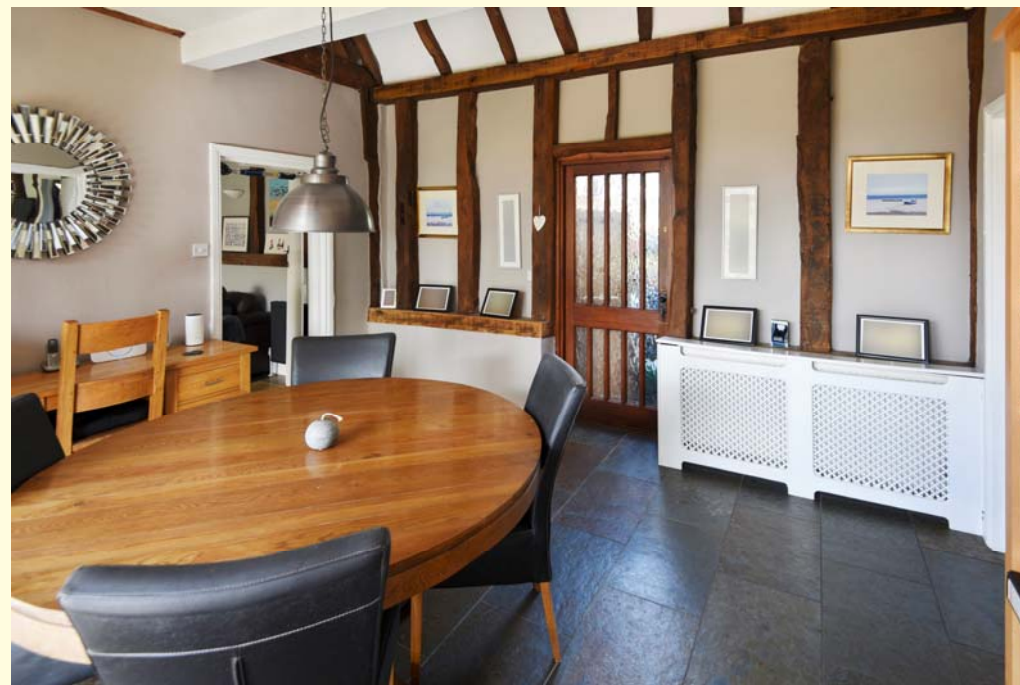
COUNCIL TAX – Band G £3,992.40 2025/26

EDUCATION

Preparatory schools at Ashfold, Swanbourne and Oxford.
Village Primary School at Grendon Underwood
Waddesdon Secondary School.
Public schools at Stowe, Berkhamsted and Oxford.
Grammar Schools at Aylesbury.

VIEWING - Strictly by appointment through the vendors agent W. Humphries at Waddesdon. 01296 658270

SERVICES - Mains Water, Electricity & Drainage. Oil Fired Central Heating.





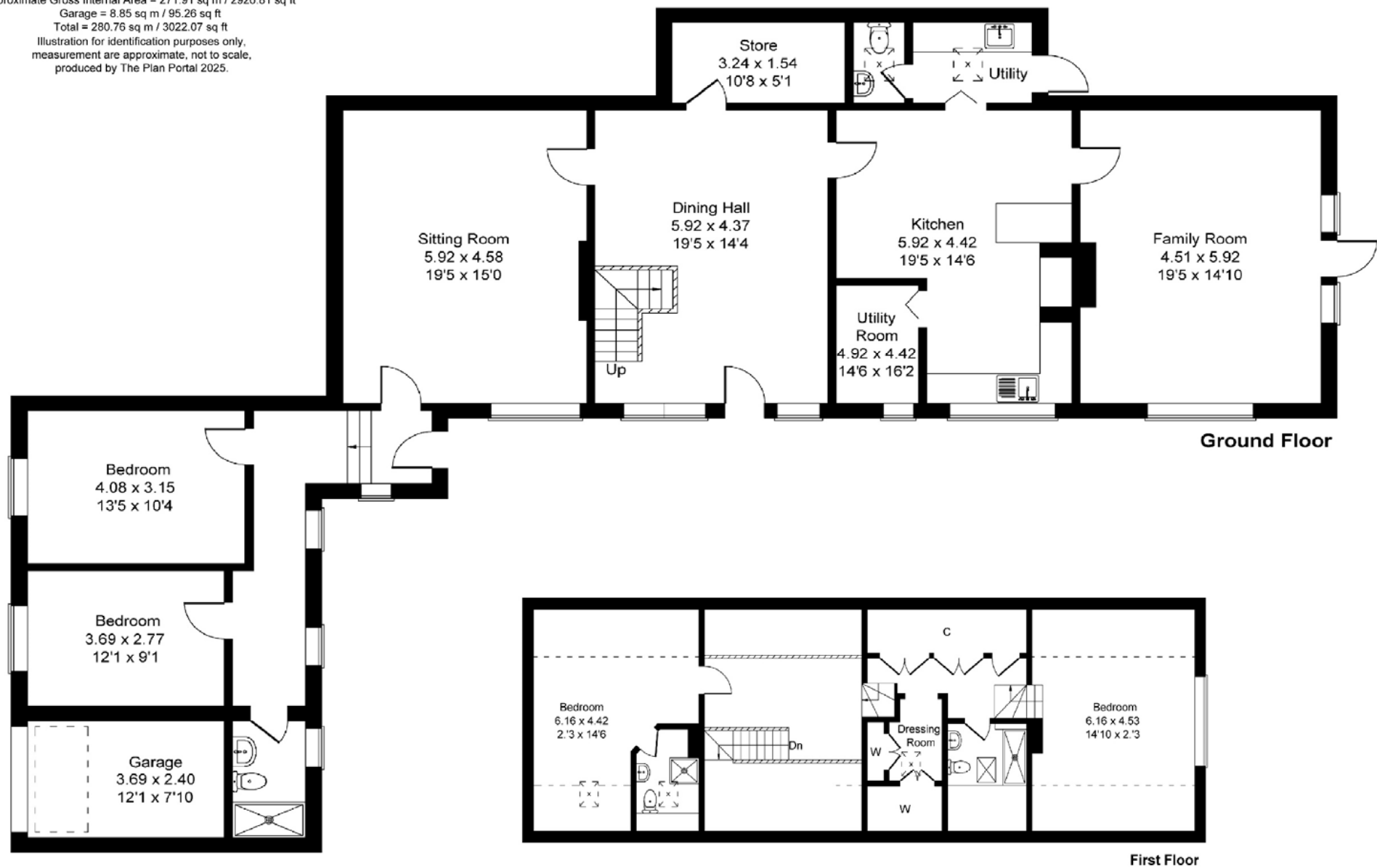
Upper Barn

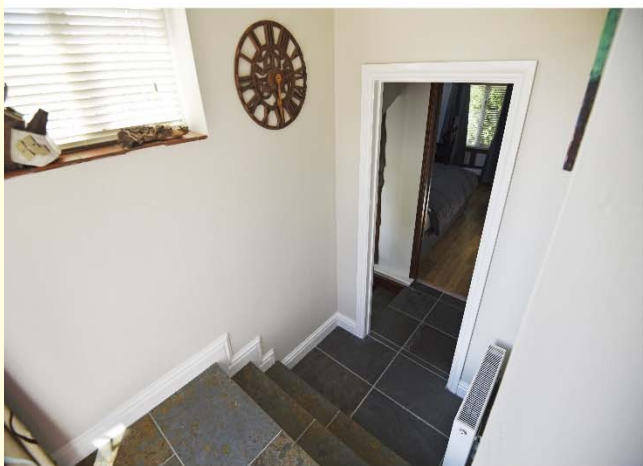
Approximate Gross Internal Area = 271.91 sq m / 2926.81 sq ft

Garage = 8.85 sq m / 95.26 sq ft

Total = 280.76 sq m / 3022.07 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale,
produced by The Plan Portal 2025.







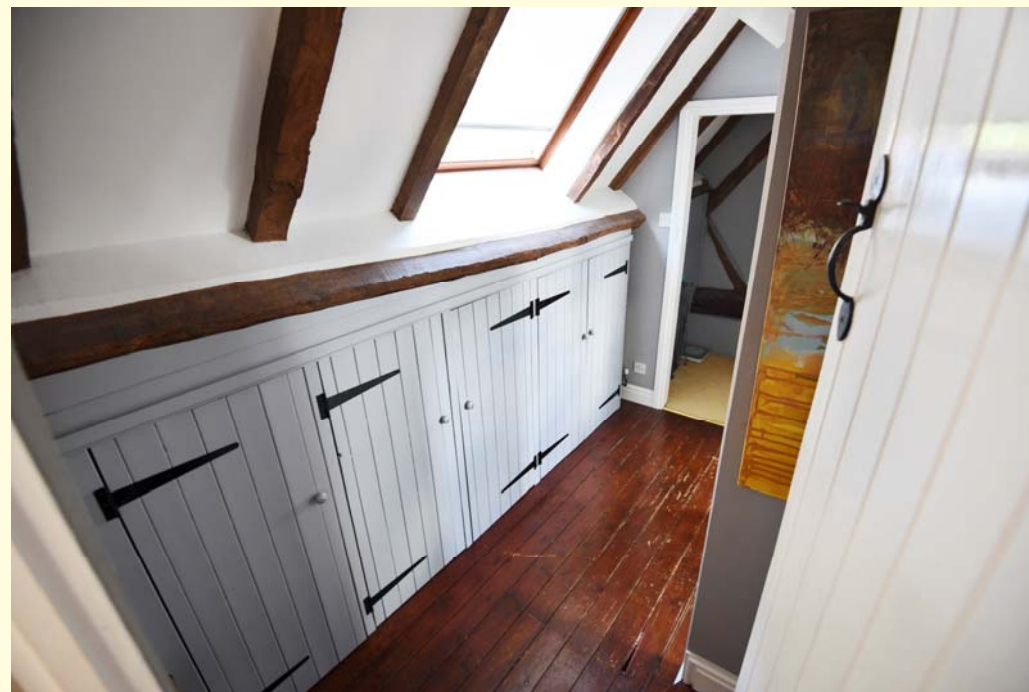
LOCATION

Edgcott is a small village situated in the Vale of Aylesbury about 8 miles to the south east of Bicester and 12 miles to the north west of the county town of Aylesbury. The village consists of period houses and cottages with some conversions of old farm buildings.

St Michael's gothic church of the 14th and 15th centuries is in the main the church you see today. General stores can be found in Calvert and Grendon Underwood (the latter with a post office) Public houses/restaurants in Kingswood.

The surrounding market towns and villages provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quainton Steam Railway. Extensive shopping facilities are situated at Bicester, Buckingham and Aylesbury.

The A41 provides easy access into Aylesbury, Bicester and the M40 network. Rail connections are fast and convenient on the Chiltern Turbo reaching London Marylebone in under an hour from Aylesbury. Services to Euston are available from Cheddington and Leighton Buzzard. The Aylesbury line has been extended to Aylesbury Vale Parkway station which provides a frequent service to Marylebone from Fleet Marston.





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.

