



Cherry Farm, Buckland,
Buckinghamshire, HP22 5HZ

TIM RUSS
& COMPANY

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Cherry Farm Buckland Bucks, HP22 5HZ

An exceptionally versatile detached family home set in a plot of just under $\frac{3}{4}$ acre with a large driveway and a variety of useful barns and outbuildings.

Guide Price £1,000,000



The Property

Cherry Farm is set in a secluded plot of just under ¾ acre in the delightful village of Buckland. Having been built in the 1930's and then extended in 1996 to provide approximately 2,800 square feet of accommodation, the property is currently divided into three separate units for three generations of the same family. Each unit has its own kitchen, bathroom, living accommodation and bedrooms, resulting in a total of seven bedrooms and four reception rooms which of course, are very versatile and inter-changeable.

Outside

The grounds and outbuildings are a superb feature of the property, approached over a large, gated driveway and being totally private. The main outbuilding incorporates a **31ft garage/store, a barn measuring just under 43ft and four other workshops/sheds. There is also a detached 'Dutch' Barn which measures 32ft x 24ft.** The gardens are to the front, side and rear of the property comprising of large areas of lawn with mature trees and shrubs. There is also an attractively landscaped area immediately abutting the property with a large paved and gravelled seating area, a further area of lawn and well stocked flower and herbaceous beds.

Location

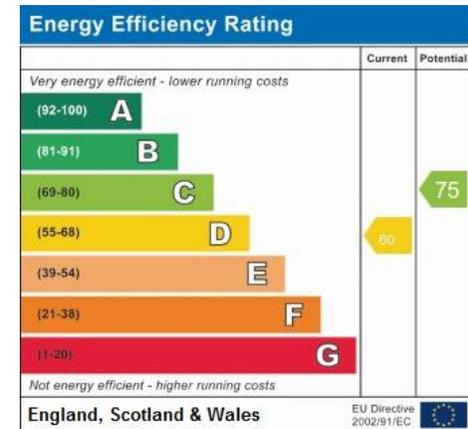
The village of Buckland nestles at the foot of the Chiltern Hills in a semi-rural idyll. Either side of the very attractive and leafy no through village lane are various period and individual houses, an historic church and a Rothschild village hall. From the property one can access a myriad of footpaths within open countryside plus canal towpaths (Aylesbury arm & Wendover arm). Close by is the village of Aston Clinton which offers numerous facilities including a large and attractive park, a doctor's surgery and pharmacy, a well-regarded primary school and a Post Office/Store. A short drive leads to Tring and Wilstone reservoirs with its popular farm shop and café, Wendover Woods, Chiltern Forest and Weston Turville golf clubs and of course the beautiful Chiltern Hills. Stoke Mandeville hospital is 5 miles distance. More comprehensive shopping facilities and schools for all ages groups are available at the nearby market towns of Aylesbury, Tring and Berkhamsted whilst Milton Keynes shopping centre is some 40 minute drive. Buckland is within easy reach of the A41 bypass providing easy access to the motorway network. Railway Stations are at Tring, Stoke Mandeville and Wendover.

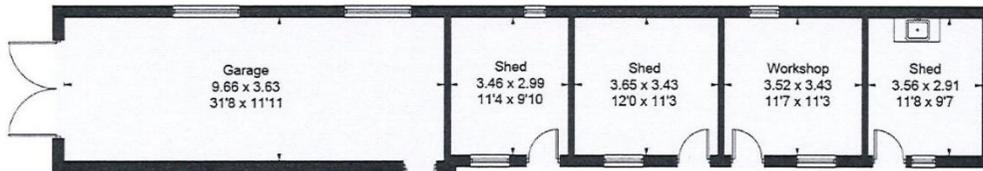
Directions

At the bottom of Wendover High Street turn right. Continue on the B4009 for approximately 1.5 miles. Turn left onto Stablebridge Road and at the t-junction turn left onto London Road. At the roundabout turn right onto Icknield Way, continue for 0.3miles and then turn left signposted Buckland village and the historic church. Continue along the road, down the lane at the bottom of the road and the property can be found on the right-hand side as indicated by our 'For Sale' board.

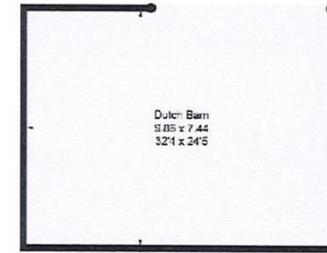
Additional Information

Mains Water and Electricity.

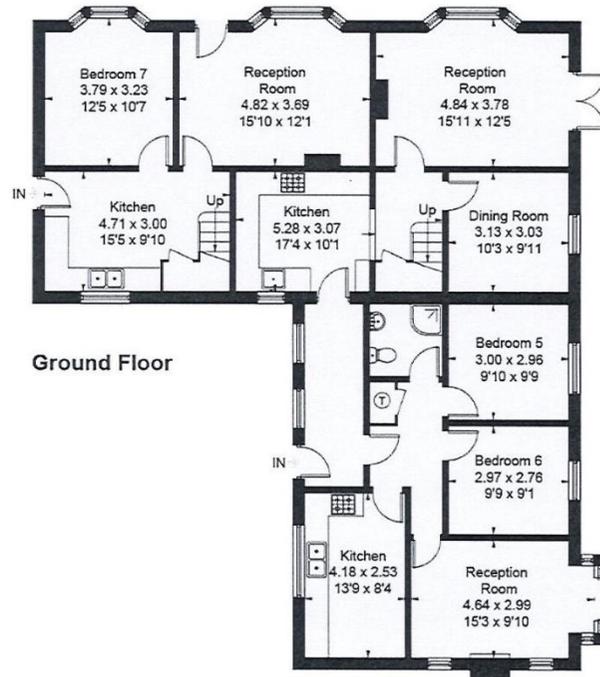




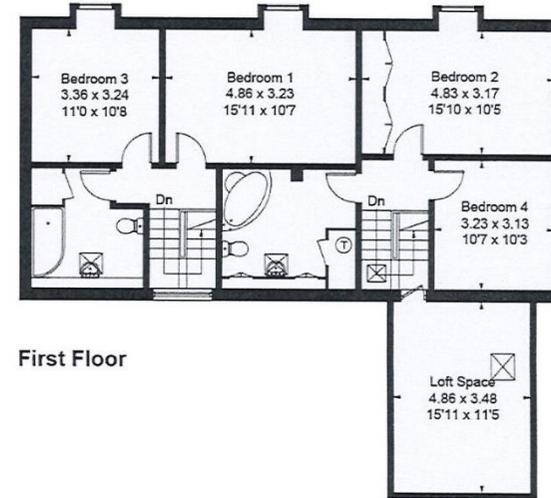
Outbuilding
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

APPROXIMATE IPMS2 FLOOR AREA = 261.1 SQ M / 2810 SQ FT
 OUTBUILDING = 152.0 SQ M / 1636 SQ FT (INCLUDING GARAGE)
 DUTCH BARN = 73.4 SQ M / 790 SQ FT

4 Chiltern Court, Back Street, Wendover, Bucks HP22 6EP

T: 01296 621177

E: wendover@timruss.co.uk

www.timruss.co.uk

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