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South Stables Horton, Buckinghamshire, LU7 0QR

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Offers In Excess Of £500,000

- TWO BEDROOM BARN CONVERSION
- EN-SUITE TO MAIN BEDROOM
- HOME OFFICE/ GUEST BEDROOM
- WELL APPOINTED KITCHEN
- DRIVEWAY and CARPORT
- SURROUNDED BY PICTURESQUE OPEN COUNTRYSIDE
- DOWNSTAIRS CLOAKROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- SHORT DISTANCE FROM TRING
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this beautiful two bedroom barn conversion, located within the rural Buckinghamshire hamlet of Horton.

In brief this stunning property comprises; lounge/dining room with oak wooden flooring and a feature fireplace, well appointed kitchen/ breakfast room, downstairs two piece suite cloakroom, two double bedrooms with a three piece en-suite to the main bedroom and a three piece family bathroom.

This property also benefits from plenty of storage and a garden office with a pull down bed.

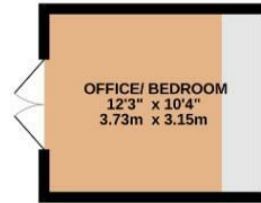
To the front, the driveway offers off road with the addition of a carport. The rear landscaped garden offers patio and decking seating areas with access to the garden office. The garden also features mature flower beds and an external water tap and power outlets.

Horton is a hamlet and part of the parish of Ivinghoe in the county of Buckinghamshire, surrounded by picturesque open countryside. Horton has great links to mainline railway station - Cheddington 0.5miles, Leighton Buzzard 3.6 miles and Tring 4.7miles.

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GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.

1ST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 1538 sq.ft. (142.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Entrance Hall

Entry via a part glazed door. Tiled flooring and radiator.

Lounge/ Dining Room

Double glazed window to rear aspect. Oak flooring and radiator. Fireplace. Stairs rising to the first floor landing. Understairs storage cupboard. Double glazed French doors opening to the rear garden.

Kitchen/ Breakfast Room

Dual aspect double glazed windows. A range of floor and wall mounted units consisting of cupboards and drawers with a granite worktop over. Single bowl butler style sink. Electric range master with a brushed stainless steel splashback and an extractor over. Fisher & Paykel dish washer. Integrated fridge, freezer and washing machine. Tiled flooring and radiator.

Downstairs Cloakroom

Double glazed window to front aspect. Two piece suite comprising; W/C and wash hand basin. Tiled flooring and radiator.

First Floor Landing

Fitted carpet and radiator. Eaves storage. Doors to;

Main Bedroom

Skylight to front aspect. Fitted carpet and radiator. Built-in storage cupboards and eaves storage.

En-suite

Three piece suite comprising; walk-in shower, W/C and wash hand basin. Tiled flooring and heated towel rail.

Bedroom Two

Skylight to front aspect. Fitted carpet and radiator. Built-in storage cupboards and eaves storage.

Bathroom

Skylight to side aspect. Three piece suite comprising; bathtub with shower over, W/C and wash hand basin. Tiled flooring and heated towel rail.

Front

Driveway parking and Carport with a door opening to the rear garden, the carpet also benefits from external power outlets and water tap. Mature flower bed.

Garden Office

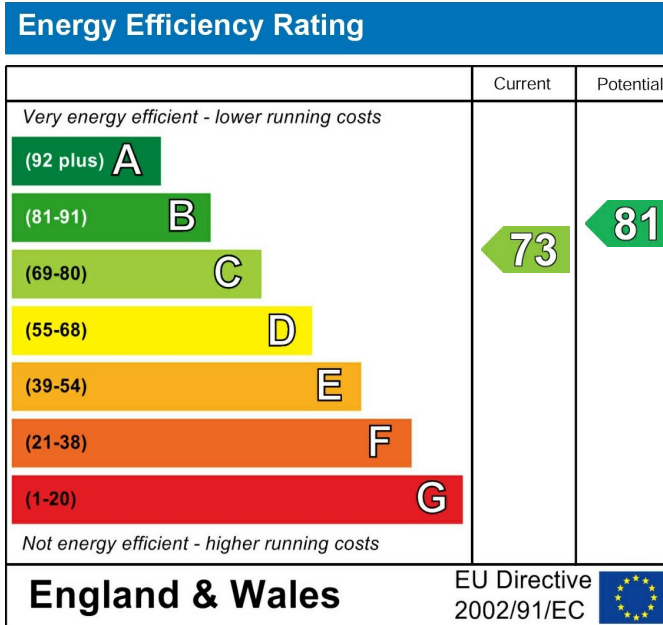
Doors opening from the rear garden. Double glazed window. Wood effect flooring and electric radiator. Fitted oak desk. Storage units with a pull out bed.

Rear

Fully enclosed rear garden. Mainly laid to lawn with a patio and decking seating areas. Water feature. External power outlet and water tap. Oil central heating boiler. Oil tank.

Agent Notes

Oil central heating. Propane gas bottles for the lounge fireplace. Maintenance charge approx. £200 per year.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









