

Tithe Barn

HUGHENDEN VALLEY, BUCKINGHAMSHIRE

A HOME EMBRACED BY LANDSCAPE AND HISTORY

Surrounded by more than 1,500 acres of National Trust countryside, Tithe Barn enjoys expansive space and freedom, without the responsibility of time-consuming upkeep.

The views stretch across protected rolling fields towards Woodcock Wood, whilst direct access to the vast Hughenden Manor Estate creates an extraordinary sense of release and openness, rarely found so close to London. The setting is safe, private, and wonderfully rural, yet remarkably convenient for excellent schools, transport links and daily living.





WARM WELCOMES AND WISTERIA

Throughout the home, historic hand-hewn beams, original brick-and-flint walls, vaulted ceilings and french oak flooring sit comfortably alongside carefully considered contemporary touches.

The wisteria framing the rear doors, planted by the current owners in their first summer here twenty-five years ago, now bursts into blossom every May.



A WIDE RECEPTION HALL WITH TRADITIONAL
FLAGSTONE FLOORING DRAWS YOUR EYE
DIRECTLY THROUGH TO THE SOUTH-FACING
GARDENS BEYOND, SETTING THE TONE
FOR THE FLOWING AND HIGHLY VERSATILE
ACCOMMODATION WHICH FOLLOWS.



THE THRESHING BARN

At the heart of the house sits the magnificent former Threshing Barn, now transformed into an extraordinary living and entertaining room. Dramatic in scale, yet instantly welcoming, the vaulted room centres around a large open fireplace, framed with bespoke ironwork created in a local Chiltern forge.

The current owners describe this room as "simply the most wonderful space at Christmas - warm and inviting notwithstanding its volume, which draws guests naturally in towards the fire." It is a room which works beautifully for large family gatherings, winter evenings beside a roaring fire, and memorable entertaining on a grand scale.



WHERE SATURDAY BEGINS

Fitted with bespoke hand-painted cabinetry, oak work surfaces, integrated appliances and a gas Aga, the kitchen balances practicality with character perfectly. A large walk-in larder alongside an additional Belfast sink adds further functionality, whilst ample room for dining makes this space ideal for everyday living as well as easy entertaining.



THIS IS WHERE SATURDAY MORNINGS BEGIN,
BEFORE A LEISURELY WALK UP THROUGH THE
NATIONAL TRUST GROUNDS TOWARDS THE
MANOR FOR COFFEE IN THE COURTYARD.





SUMMER EVENINGS AND BEYOND

From the welcoming hallway, there is space for formal dining and pre-dinner drinks, along with French doors which open directly onto the south-facing walled garden. In spring and summer, the doors remain open, sunlight stretches across the floor, and the wisteria frames the pretty garden beyond. It is easy to imagine long lunches becoming evening cocktails as the day slowly settles around the house.

Additionally, there is a long garden room with a French door to the garden. Here is where the piano is played, before writing starts at the desk under the west-facing window, with views to inspire. This is another space in this remarkable home which benefits from the beautiful landscape. Beyond this can be found a further generous room, currently used as a gym, with western views up to Woodcock Wood.





ABOVE THE BEAMS

Accessed via a galleried landing, the principal bedroom suite enjoys floor-to-ceiling windows alongside fitted wardrobes and an elegant en-suite bathroom.

Three further generous bedrooms with high ceilings continue the balance between heritage and comfort, retaining historic beams from the 1790s and many other character features, whilst remaining entirely suited to modern living. A stunning family bathroom with a large, freestanding bath tub and standalone shower completes the first floor rooms.



THE UPPER-LEVEL MEZZANINE OFFERS A CHARMING VANTAGE POINT OVERLOOKING THE HEART OF THE HOME'S ENTERTAINING SPACE - A PLACE WHERE THE VOLUME AND ARCHITECTURAL PEDIGREE OF THIS LOVELY HOME CAN TRULY BE APPRECIATED.



GARDENS, GLADE AND STREAM

To the front of Tithe Barn, beyond the lawn, the land opens into a picturesque glade extending to an acre. Partly grassed, partly wildflowers, and partly wooded, with a line of weeping willow trees planted by the current owners, the glen includes a wooden bridge which crosses the stream, alongside a duck house positioned at the water's edge.

The stream itself is one of Tithe Barn's rarest and most remarkable features. Chiltern Winterbourne streams are seasonal chalk streams and are of precious ecological value. Only 300 chalk streams exist globally, adding to the uniqueness of this wonderful home.





BEYOND THE GARDEN GATE

From the back gate, the National Trust land stretches across more than 1,500 acres of woodland, formal gardens, and rolling Chiltern countryside.

A short walk leads to St Michaels and All Angels Church, where summer cream teas are on offer, as well as candlelit Midnight Mass at Christmas. Nearby, the Le De Spencer's Arms sits tucked in amongst the trees, whilst the Polecat Inn remains one of the current owner's favourite local pubs.

Despite its deeply rural feel, Tithe Barn is exceptionally well connected. The main train station is approximately a seven minute drive away, providing direct access to London Marylebone in around 25 minutes, whilst Oxford can be reached in 40 minutes. Amersham, Beaconsfield, Great Missenden and Marlow are all within easy reach, and access to the M40 is approximately 3.5 miles away.

Tithe Barn is a rare find in almost every aspect at once: in its architecture, in its landscape, in its versatility, and in the life it has held and the history it has seen.

“

We love Tithe Barn's beautiful setting, and we've warmly welcomed so many friends and family here for over a quarter of a century. Above all, it's been an incredibly easy house to enjoy living in, and we have felt honoured and proud to call it our home.

”



WHERE TO GO WHEN YOU NEED...



Milk: The community Village Shop at the Village Hall, just a short walk, for all essentials from 8am to 5pm. After 5pm, a few minutes up the hill next to Great Kingshill School is a small Londis with Post Office attached.



Weekly Shop: Waitrose in High Wycombe delivers and is just a 10 minute drive away.



Dinner/Drinks: Prepare to be spoiled for choice – walk to Hughenden Manor and have morning coffee in their courtyard. There is also the National Trust Stables Restaurant for lunch and afternoon teas. Just a short walk on from the Manor is the Le De Spencers Arms, a pretty little flint pub, nestling in the woods on the Common at the back of the Hughenden National Trust grounds. Also walkable is the beautiful and historic St Michael and All Angel's Church, which serves cream teas during the summer months.

A short drive takes you to the Harrow Pub, or there is the excellent Polecat Inn 7 mins drive up the road towards Great Missenden. En-route is Lounge India, a busy and much loved Indian restaurant and takeaway. Close by is Peterley Manor Farm & Barn Restaurant (excellent for families) and equally close is Oxmoor Farm in Great Hampden, who do wonderful outdoor feasts with guest chefs.



Golf: Hazelmere Golf Club is 8 minutes drive, combining world-class golf with stunning natural beauty. The pristine fairways sweep across the rolling landscape, framed by panoramic views and crowned with ancient beech trees. Every round offers golfers of all levels a unique challenge in one of Buckinghamshire's most picturesque settings.



Schools: Hughenden Primary and Great Kingshill Primary schools are within easy walking distance. Pipers Corner is an independent option for girls aged 4-18. There is simply outstanding Grammar School provision with The Royal Grammar School within walking distance. Wycombe High Grammar for Girls and John Hampden Grammar for boys benefit from a coach collection at the corner of the road. World renowned Wycombe Abbey is a short drive.



Sport/Fitness: Open the front door and step straight into acres of beautiful space for running, walking, cycle and dog walking routes! The Fitness Space is minutes away and offers a boutique training environment as well as a variety of classes. Padel and tennis are 8 minutes away in Great Missenden. David Lloyd in Beaconsfield has a spa and swimming pool as well as options for children.



Train Stations: Just a 7 minute drive to the nearest train station, with ample parking and 25 minutes to London Marylebone.



AN HISTORIC WORKING BARN



Land girls working on the land beside the barn during WWII.



Watercolour painting of the property from its working farm days.

THE FINER DETAILS

- Square footage: 2982 sq.ft (ex. garage)
- Heating: Gas
- Council Tax Band: G
- EPC: Exempt
- Distances: 3.8 miles to M40 J4
24 miles (40 mins) to Heathrow Airport
- Local Authority: Buckinghamshire Council

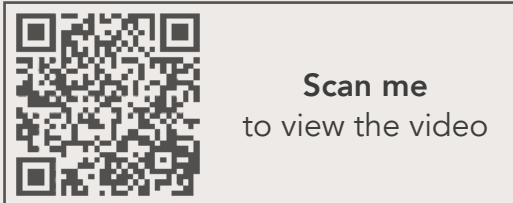
Ground Floor: 1970 sq.ft / 183 sq.m
 First Floor: 1012 sq.ft / 94 sq.m
 Garage: 301 sq.ft / 28 sq.m
 Total Area: 3283 sq.ft / 305 sq.m



Not Shown in Actual Location / Orientation

Stowhill Estates Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Rooms sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, garden ornaments and statuary, whether fitted or not, are deemed removable by the seller unless specifically itemised within these particulars. Photos and Brochure prepared May 2026.

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan. Produced for Stowhill Estates.



SELLING UNIQUE AND BEAUTIFUL HOMES

To book a viewing contact the Stowhill Estates Team:
01628 562 555 | bucks@stowhillestates.com

What Three Words: [///bliss.waving.places](https://bliss.waving.places)