

Soulbury Road | Stewkley | Buckinghamshire | LU7 0DL

Asking Price £1,400,000

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Vicarage Farm is a characterful six bedroom farmhouse with six reception rooms, set within approximately 10 acres of beautiful Buckinghamshire countryside with far reaching views. Dating in part from the 19th century, it includes a two-bedroom converted annexe/studio lending itself to multi generational living. Further barn with planning permission for a three-bedroom dwelling, two garages, significant amounts of parking, orchard, paddock and grazing land.

- Principal Victorian six-bedroom farmhouse with six reception rooms.
- Separate two-bedroom residential annexe converted from the former stables. Perfect for multi-generational living.
- Approximately 10 acres of gardens, paddock, orchard and grazing land.
- Two garages plus a substantial range of traditional barns and outbuildings.
- Characterful 19th-century origins with substantial Victorian additions.
- Granary/hay barn with planning permission for conversion to a three-bedroom dwelling.
- Extensive orchard with apples, pears, plums and greengages alongside magnificent mature trees.
- Far-reaching countryside views towards the Chiltern Hills.

Welcome to Vicarage Farm

Vicarage Farm was built in 1888 by members of a well-known Stewkley family, The Hedges. This is confirmed by initials chiselled C J H 1888 in a brick just above the roof of the front conservatory. The farmhouse is in the same style as many Victorian farmhouses across north Bucks and built, largely, with the famous Stewkley red brick. The south façade with, Stewkley red brick walls, a roof with matching pegged clay tiles, rebuilt in 2000, symmetrically placed sash windows with views as far as the Chilterns together with the stables renovated and converted to a residential annex in 2000, makes an imposing main entrance to the buildings.

The front of Vicarage Farm presents an attractive and characterful traditional red-brick farmhouse façade, approached via a sweeping gravel driveway arranged around a central circular lawn. The elevation is defined by its warm, weathered brickwork, tall sash-style windows and pitched clay-tiled roofs, with several substantial brick chimney stacks adding to its period character.

Porch

A welcoming entrance porch provides access directly into the main accommodation of the family home into the sitting room.

Conservatory

12'4" x 6'0" (3.78 x 1.83)
The bright and inviting conservatory enjoys an abundance of natural light through extensive glazing, with views over the gardens, a distinctive red and black chequered tiled floor, and plenty of space for relaxed seating amongst established indoor planting.

















Sitting Room
14'4" x 13'6" (4.39 x 4.14)
The spacious sitting room is full of character, featuring exposed timber beams, wooden flooring and a charming recessed multi-pane window, with a generous open-plan layout flowing naturally into an adjoining reception area.

Dining Room
14'4" x 13'1" (4.39 x 3.99)
The well-proportioned dining room offers an elegant setting for entertaining, with wooden flooring, a traditional feature fireplace and ample space for a large dining table, with direct access through to the kitchen.

Kitchen/Breakfast Room
18'2" x 12'2" (5.56 x 3.71)
The spacious kitchen/breakfast room has a charming farmhouse feel, featuring traditional wooden flooring, a range of cream fitted cabinetry with timber worktops and a classic range cooker, complemented by ample space for a large breakfast table and attractive views over the grounds.

Family Room
17'10" x 14'6" (5.44 x 4.42)
The generous family room is a warm and inviting reception space, featuring a characterful fireplace with wood-burning stove and timber surround, complemented by large multi-pane windows which fill the room with natural light and provide pleasant views over the gardens.

Utility
16'11" x 10'4" (5.18 x 3.15)
The spacious utility room is bright and practical, featuring fitted base units with a sink, worktop space, wooden flooring and characterful exposed timber beams, with windows to two aspects providing plenty of natural light.

Shower Room
The well-appointed shower room comprises a walk-in shower, wash basin set within a timber vanity unit and WC, complemented by tiled walls and flooring, a heated towel rail and a window providing natural light.

Study
15'1" x 14'7" (4.6 x 4.47)
The spacious study is a versatile and characterful room, featuring exposed brickwork, wooden flooring and a traditional range cooker, with ample space for a home office and additional seating.

Landing
The first-floor landing is spacious, featuring a traditional timber balustrade and exposed beams, and provides access to the principal bedroom accommodation.

Bedroom One
17'10" x 14'4" (5.44 x 4.37)
The generously proportioned bedroom is bright, featuring a traditional cast-iron fireplace with timber surround and dual-aspect sash-style windows providing an abundance of natural light and attractive views over the grounds.

Bedroom Two
14'6" x 12'11" (4.42 x 3.94)
Bedroom two is a spacious double bedroom, featuring a traditional cast-iron fireplace, a large sash-style window providing plenty of natural light and pleasant views over the surrounding grounds.

Bedroom Three
12'4" x 11'1" (3.78 x 3.4)
Bedroom three is a well-proportioned bedroom, featuring a large sash-style window with attractive views over the surrounding countryside and ample space for twin beds and freestanding furniture.

Bedroom Four
14'6" x 10'11" (4.42 x 3.35)
Bedroom four is a comfortable and well-proportioned bedroom, offering ample space for a double bed and additional furniture, with a window overlooking the grounds providing plenty of natural light.

Family Bathroom
The family bathroom is fitted with a panelled bath, separate shower enclosure, pedestal wash basin and WC, with a window providing natural light.



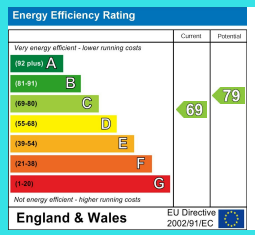


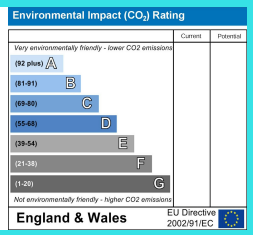


Approximate Gross Internal Area
Ground Floor = 160.4 sq m / 1,726 sq ft
First Floor = 100.9 sq m / 1,086 sq ft
Outbuilding = 121.5 sq m / 1,308 sq ft
Annexe = 84.6 sq m / 911 sq ft
Garage / WC = 12.3 sq m / 132 sq ft
Total = 479.7 sq m / 5,163 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
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