HOGSHAW, BUCKINGHAM, BUCKINGHAMSHIRE

PRICE £875,000

FREEHOLD

An exceptional five-bedroom new barn conversion offering approximately 3000 sq ft of living accommodation. Situated on the largest plot of this select development the property has a double carport, parking for multiple vehicles and private paddock.

GEORGE DAVID

• SEMI RURAL LOCATION • NO ONWARD CHAIN • LAST AVAILABLE PLOT ON THIS SOUGHT AFTER DEVELOPMENT • BRAND NEW FIVE BEDROOM BARN CONVERSION • DOUBLE CAR PORT WITH FURTHER PARKING • HIGH SPEC, FULLY INTEGRATED KITCHEN WITH ISLAND • PRIVATE PADDOCK TO THE SIDE OF THE PROPERTY • WRAP AROUND PLOT WITH SOUTH WESTERLY FACING GARDEN • THREE GROUND FLOOR BEDROOMS ALL WITH DRESSING ROOMS & EN SUITES • STUNNING LIVING ROOM WITH FIREPLACE & BI FOLD DOORS

LOCATION

Hogshaw Farm Barns lie south of Buckingham in a rural setting surrounded by miles of beautiful countryside. Nearby Hogshaw Farm and Wildlife Park is a popular attraction for families, and its café and shop are open to everyone. There is also a local pet store. You will find a wider range of amenities such as shops, post office, pubs and churches nearby in Quainton, Winslow or East Claydon. For more extensive shopping and amenities Hogshaw sits conveniently between Aylesbury, Bicester, Buckingham, and Milton Keynes. Schooling options in the area are superb. There is a range of local primary schools, East Claydon Church of England School being the closest just 1.39 miles away. Secondary options are extensive and include well-rated comprehensives as well as grammar schools. Independent schools in the area include Swanbourne House, Akeley Wood, Stowe, Ashfold, Thornton, and Bruern Abbey. Hogshaw is well placed for access to London by road on the M40 or by train via Milton Keynes, Leighton Buzzard or Haddenham and Thame Parkway stations, providing fast access to Euston and Marylebone respectively.

ACCOMMODATION

Mulberry Barn is a contemporary home located on a small development of just three barns at the end of a private, electric gated driveway flanked by trees and wrought iron fencing. The accommodation is detached from the neighbouring property with just a roof canopy linking them. Mulberry Barn sits on the largest of the three plots and has a double carport with storage shed parking for multiple vehicles and a private paddock. The total accommodation within the property is approaching 3000 square feet and there is ample opportunity to utilise the space in different ways to suit the needs of a particular buyer. There are exposed concrete beams and steel framework that give a subtle reminder of the barns original structure.

The ground floor comprises of a large reception hallway including a stylish staircase with glass balustrade and marble flooring - The large sitting room has a feature fireplace with wood panelled chimney breast and bi folding doors out to the garden. Both living room and reception hallway are flooded with natural light due to their south westerly aspect - The kitchen has an extensive range of high-quality cabinets, central island with breakfast bar, slimline quartz worktops and upstands. Full height larder cupboard with pull out shelving. Pull out waste and recycling bins. ‘Franke’ sink unit with ‘Quooker’ mixer tap. Integrated ‘Neff’ appliances including dishwasher, induction hob with down venting extractor, eye level ovens, microwave, and warming tray. ‘Miele’ wine cooler. Integrated ‘Bosch’ fridge freezer. American style, freestanding ‘Samsung’ fridge freezer to remain. Marble floor with under floor heating. The kitchen is open plan to the dining room with parquet

flooring – Utility room with integrated washing machine and tumble dryer. ‘Franke’ sink unit. High quality storage cabinets and slimline quartz worktops – Inner hallway with cloakroom and meter cupboard – There are three generous ground floor bedrooms, all have dressing rooms with bespoke storage, and ensuite facilities. Each bedroom has direct access onto the rear courtyard.

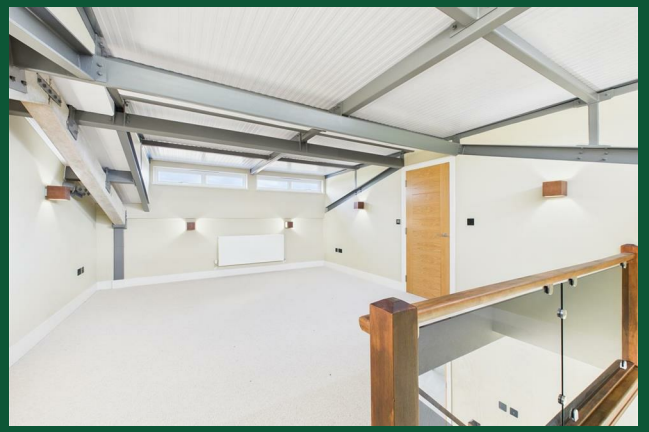
The first floor has a principal bedroom with dressing room, bespoke storage, and ensuite facilities and another generous double bedroom. The ample landing could be used for a multitude of purposes including a family room or office.

The property has a combination of under floor heating and radiators powered by an air source heat pump which is situated at the rear of the property and adjacent to a space saving external airing cupboard with pressurized hot water cylinder. Other technical features include Lutron lighting which can be controlled from your phone, Sonos speaker system, low voltage wall and recess lighting throughout and USB sockets.

The property has a wraparound garden and is cleverly designed to ensure that the living accommodation and main garden have maximum exposure and benefit of the south westerly aspect. The front garden is a combination of patio and lawn with cedar boundary fencing and a covered side access pathway. The rear garden is a secluded courtyard with low maintenance paving stone. The side garden is lawned and links the back and front of the property.

A unique feature of this property is the private paddock which is accessed directly from the garden and is approximately one acre in its total area.

The double carport has the added benefit of a lockable storage cupboard and there is further parking for multiple vehicles.



ADDITIONAL INFORMATION

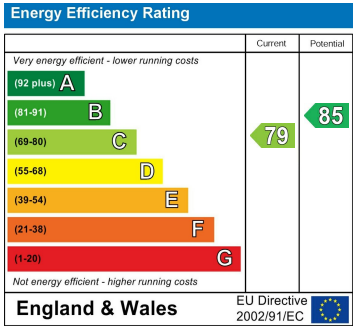
Local Authority – Buckinghamshire

Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 2679.00 sq ft

Tenure – Freehold



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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