# Rolfe East







## Marsh Gibbon Road, Poundon, OX27 0AU

£1,595,000

- U-Shaped barn conversion
- Blending historic architecture with contemporary refinement
- Approx. 3,683 living accommodation
- Detached five bed home
- Garage
- Underfloor heating & air source heat pumps
- Five bathrooms
- Vaulted open plan kitchen with Siemens appliances
- Tranquil location

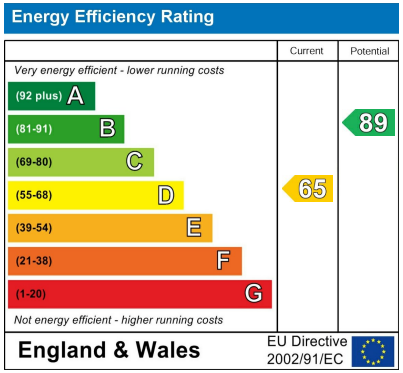
44 Pitshanger Lane, Ealing, W5 1QY
020 8579 4080

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https://www.rolfe-east.com/




## Viewings

Viewings by arrangement only.
Call 020 8579 4080 to make an appointment.




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Council Tax Band: G

Charndon House Barn is an impressive five-bedroom barn conversion, forming part of the exclusive gated Charndon Estate in the beautiful Buckinghamshire countryside.

Offering approximately 3,683 sq. ft. of accommodation, including the garage, the property combines character features with stylish modern living.

The spacious interior centres around a stunning vaulted kitchen and family room, featuring a bespoke Italian kitchen, large island and high-quality integrated appliances. There is also a generous sitting room, separate snug and five well-proportioned bedrooms, with beautifully finished bathrooms and en-suites.

Modern features include underfloor heating, an air source heat pump, triple glazing and smart home technology.

Outside, the property enjoys private gardens, porcelain-paved terraces, ample parking and a substantial double garage.

Situated in the popular village of Marsh Gibbon, the estate offers a peaceful countryside setting with local amenities nearby and excellent transport links to London, Oxford and Milton Keynes.

An exceptional home combining space, character and contemporary comfort in a sought-after village location.













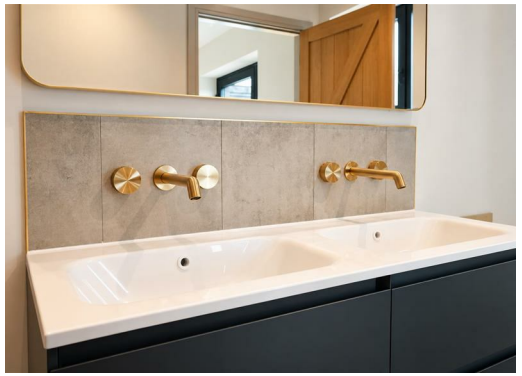






















# Charndon House Barn

**Main House internal area**
305.3 sq m / 3,286 sq ft

**Garage**
36.9 sq m / 397 sq ft

**Total**
342.2 sq m / 3,683 sq ft

**EPC Rating**
D




This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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