



**Connells**

Church End  
Haddenham Aylesbury



### Property Description

A beautifully restored 16th-century barn conversion, set within a sought-after Conservation Area, seamlessly blending historic character with contemporary living.

This detached home is approached via a shared driveway and enjoys the benefit of a private rear garden, creating a peaceful and secluded setting that perfectly complements the property's heritage.

The accommodation has been thoughtfully arranged to suit modern family life. On the ground floor, a welcoming entrance hallway leads to a charming sitting room, a separate office/study, and a downstairs shower room. The heart of the home is the impressive open-plan kitchen/dining room, a generous and light-filled space ideal for both everyday living and entertaining, featuring bi-fold doors opening directly onto the garden, effortlessly connecting indoor and outdoor spaces.

The first floor offers three well-proportioned bedrooms, alongside a

family bathroom fitted with a bathtub.

Combining period features with modern finishes, this exceptional barn conversion offers a rare opportunity to enjoy characterful countryside living within a Conservation Area, while benefiting from the comfort and practicality of a contemporary home.

Church End, Haddenham is a sought-after and historic village location within the Conservation Area, offering a peaceful setting with local amenities, well-regarded schools and excellent transport links, including Haddenham & Thame Parkway with direct services to London Marylebone.





Total floor area 162.5 m<sup>2</sup> (1,750 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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103 High Street  
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EPC Rating: C Council Tax Band: F

Tenure: Freehold

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