






# CHURCH FARM

BUCKLAND, AYLESBURY, BUCKINGHAMSHIRE



## A DELIGHTFUL GRADE II LISTED FAMILY HOME WITH A SEPARATE TWO-BEDROOM ANNEXE AND OUTBUILDINGS, SET WITHIN AN IDYLIC PLOT OF APPROXIMATELY 2.7 ACRES.

Church Farm is a charming family home believed to date back in part to the 1600s with later additions in the 18th and 19th centuries.

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Local Authority: Buckinghamshire County Council

Council Tax band: Church Farm: G

Church Farm Annexe: A

Services: mains water, gas, electricity and drainage

Tenure: Freehold

What3Words: palm.prefect.gadgets

## LOCATION

Buckland Village is a pretty, rural village in Buckinghamshire. The village has a church, a village hall and an archery centre. Aston Clinton, a short distance away, has a village shop, school, doctors surgery, restaurant and public houses. More comprehensive facilities can be found in the market towns of Tring and Wendover; both offering boutique shops, supermarkets, coffee shops, restaurants, and public houses. The A41 is within convenient reach, providing access to Berkhamsted and the M25. A wide range of independent, state and grammar schooling can be found in the local and wider area.

### Approximate distances

Aston Clinton – 0.5 miles

Tring – 3.1 miles

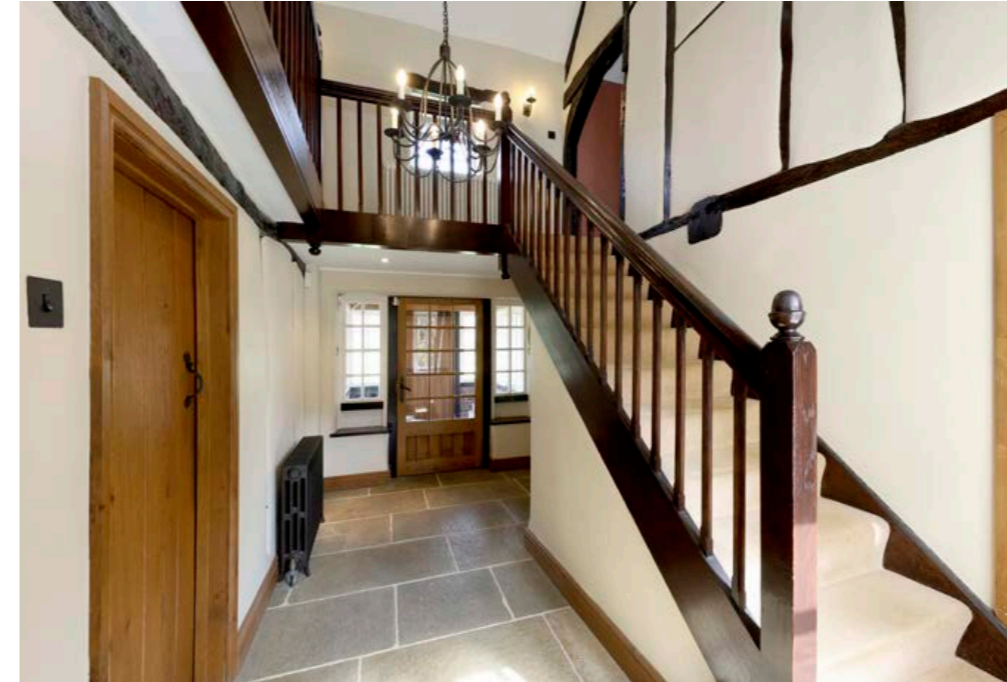
Tring Railway Station – 5.5 miles

Wendover – 3.5 miles

Wendover Railway Station – 3.8 miles

Berkhamsted – 9.4 miles

Heathrow Terminal 5 – 30.8 miles



## CHURCH FARM

Church Farm is a charming family home believed to date back in part to the 1600s with later additions in the 18th and 19th centuries. The main house presents beautifully with generous accommodation, a great flow to the layout and interiors that harmoniously blend contemporary country style with period features and real character.

The ground floor offers a range of adaptable reception spaces. These include an expansive triple aspect drawing room with a wood burning stove and patio doors, a dual aspect dining room, a charming family room with a wood burning stove and a further versatile room which could be utilised as a study or a downstairs en-suite bedroom. A well-appointed farmhouse style kitchen and breakfast room completes the ground floor accommodation, alongside the welcoming entrance hallway, a practical porch area and a downstairs cloakroom.



The first floor has four bedrooms. The principal bedroom benefits from a generous en-suite with a rolltop bath and separate shower. The remaining three bedrooms on this floor are served by a family bathroom, with a separate shower and bath.



## CHURCH FARM ANNEXE

Adjacent to the main house is an impressive two storey detached annexe. The downstairs layout comprises a kitchen and breakfast room as well as a large living area, alongside two cloakrooms and a utility room. Upstairs there are two bedrooms. The principal bedroom enjoys an en-suite bathroom and dressing area, while a separate shower room serves the second bedroom. Enjoying lovely views across the paddock and surrounding countryside, the barn also benefits from its own private patio. The annexe offers exceptional versatility for a range of uses.



## GARDENS AND GROUNDS

The beautiful gardens and grounds of Church Farm are a true highlight, extending to approximately 2.7 acres they surround the property in a wraparound style and offer a real sense of privacy and tranquillity. The property is approached by a long private driveway, discreetly set behind electric gates, leading to ample driveway parking and garaging. The gardens comprise a mixture of expansive lawned areas, mature planting, a paddock, and a vegetable garden, alongside a quaint courtyard area. A range of further outbuilding space offers hugely practical additional areas.



Approximate Gross Internal Area  
 Main House = 292.2 sq m / 3,145 sq ft  
 Annexe = 181.3 sq m / 1,951 sq ft  
 Outbuildings = 72.6 sq m / 781 sq ft  
 Garden Stores = 18.3 sq m / 197 sq ft  
 Total = 564.4 sq m / 6,074 sq ft

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.

We would be delighted  
to tell you more.

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