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# Lidcote, Duntton, MK18 3RY

## Asking Price £825,000



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A beautifully converted character barn with Versatile Annex offering approximately 2,174 sq ft of spacious, light-filled accommodation, combining original charm with comfortable modern living, all set within an idyllic rural Buckinghamshire setting. The property features generous reception spaces, a welcoming kitchen/dining area, and a characterful sitting room centred around a wood-burning stove. A striking galleried landing enhances the sense of space and light, adding further architectural interest and reinforcing the barn's impressive volume and character. The accommodation includes a highly versatile annex/studio wing, accessed both internally from the main house and via its own separate entrance. This flexible space offers exceptional adaptability, ideal as a guest suite, home office, studio, or additional bedroom accommodation, perfectly suited to modern multi-purpose living. The accommodation comprises: Entrance hall, ground floor shower room, large sitting room, open plan kitchen/dining room, accessible annex with sitting room and first floor bedroom, galleried landing, master bedroom with ensuite, two further double bedrooms, family bathroom, garage and private rear garden. Council Tax Band G. Energy rating D.

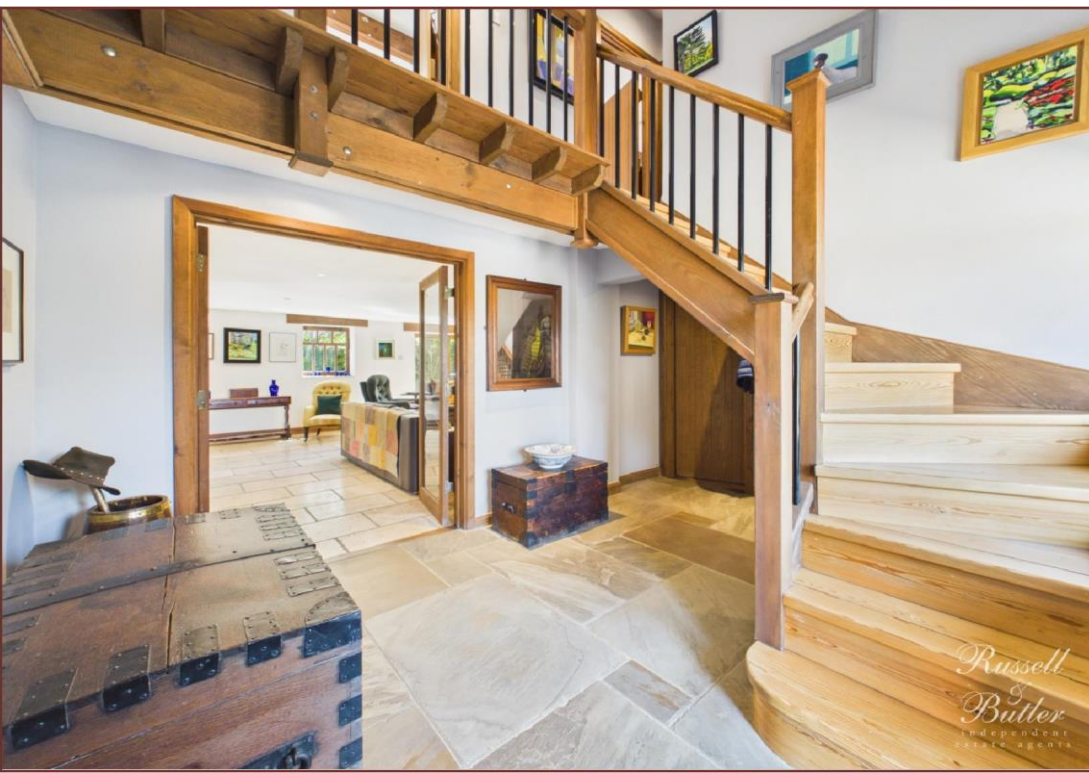
Large windows and thoughtfully designed interiors create a bright and airy feel throughout, while exposed features reflect the unique heritage and individuality of the original barn conversion.

Outside, the property enjoys a private garden setting ideal for outdoor dining and relaxation, offering a peaceful retreat surrounded by beautiful countryside views and scenic walks. The gardens are well established with mature trees, including an apple trees, a fig tree, a silver birches and a willow tree, adding character, privacy, and seasonal interest.

The location provides a wonderful balance of rural living and convenience, with rail connections from Leighton Buzzard offering access to London Euston in approximately 35 minutes.

The property also represents a rare opportunity, being the first of the three barns conversions within the courtyard to come to the market since the original conversion in 2000.

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**Entrance**  
Solid wood entrance door to:

### **Entrance Hall**

Stairs to gallery landing, under stairs storage cupboard, flagstone floor with under floor heating, double glazed window to front aspect, glazed double doors to sitting room.

### **Utility/Shower Room**

*8' 6" X 7' 6" (2.60m X 2.30m)*

White suite of fully tiled shower cubicle, wash hand basin, low flush wc, fully tiled walls and floor with underfloor heating, plumbing for automatic washing machine, space for tumble dryer, work surface over, electric storage units, heated towel rail, inset downlighters, extractor fan.

### **Sitting Room**

*22' 8" X 18' 2" (6.91m X 5.55m)*

Brick built fireplace with log burner, tiled flooring with underfloor heating, two double glazed windows to rear aspect, double glazed French patio doors to rear garden, inset downlighting, open through to:

### **Dining Room**

*17' 7" X 9' 10" (5.36m X 3.01m)*

Tiled flooring with underfloor heating, French doors to rear garden, inset downlighting, open through to the:

### **Annexe**

*13' 0" X 11' 6" (3.98m X 3.53m)*

A versatile annexe with flagstone floor with under floor heating, double glazed windows to front aspect, double glazed French doors to front, stairs rising to first floor, inset downlighters, fitted shelving unit, semi vaulted ceiling, access door to loft space which is boarded with power and light connected.

### **First Floor Bedroom**

*14' 0" X 10' 8" (4.27m x 3.26m Min)*

Double glazed window to side aspect with sky light over, eaves storage cupboards, double radiator.

### **Kitchen/Breakfast Room**

*13' 1" X 12' 1" (4.01m X 3.70m)*

Fitted to comprise inset double bowl stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base units and drawers under, breakfast bar, four ring induction hob with extractor canopy over, stainless steel splash backs, electric oven under, integrated microwave, integrated dishwasher, two integrated fridge's, all appliances are "Neff", integrated freezer, inset downlighting, double glazed window to front aspect with field views, tiled floor with under floor heating.

### **First Floor Landing**

Galleried landing overlooking the entrance hall, doors to loft space with boarding, light and power connected, hot water tank and immersion heater, further eaves storage cupboards, inset downlighting.

### **Bedroom One**

*14' 6" X 11' 1" (4.43m Max x 3.38m)*

Please note some restricted head room.

Double radiator, built in wardrobes, eaves storage cupboards, wood flooring, exposed beams, inset downlighting

### **En-Suite**

*7' 10" X 5' 11" (2.41m X 1.82m)*

White suite of panel bath with shower, glazed screen, wash hand basin, low flush wc, bidet, ladder towel radiator, sky light, extractor fan, inset downlighting, tiled floor, fully tiled walls.

### **Bedroom Two**

*14' 7" X 10' 5" (4.45m Max x 3.19m)*

Please note some restricted head room.

Double radiator, built in wardrobes and cupboards, eaves storage cupboard, wood flooring, exposed beams, sky light, inset downlighting.

### **Bedroom Three**

*14' 6" X 11' 3" (4.43m Max x 3.45m)*

Please note some restricted head room.

Double radiator, double fitted wardrobe, eaves storage cupboards, wood flooring, exposed beams, sky light.

### **Family Bathroom**

*7' 9" X 5' 6" (2.38m X 1.69m)*

White suite of panel bath with shower, glazed screen, wash hand basin, low flush wc, ladder towel radiator, tiled floor, fully tiled walls, extractor fan, inset downlighting, sky light.

### **Front Garden**

Set in an attractive mews, the property is approached via block paved driveway leading to garage and with parking for 3/4 cars, outside tap, outside lighting.

### **Rear Garden**

Beautiful cottage style garden, laid to lawn with flower, shrub and hedge borders, flower and shrubs beds, mature trees, paved and cobbled patio, outside lighting.

### **Garage**

*18' 1" X 11' 5" (5.53m X 3.48m)* 5.53m x 3.48m Max

Double doors, power and light connected, "Grant" oil fired boiler supplying both central heating and domestic hot water, cupboard housing all storage tank.

### **Please Note**

EPC Rating: TBC Council Tax: G

Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Oil

BROADBAND/MOBILE COVERAGE: Standard & Ultrafast broadband available. Offering highest speeds of 5500Mbps download and 5500Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).

Parking: Driveway

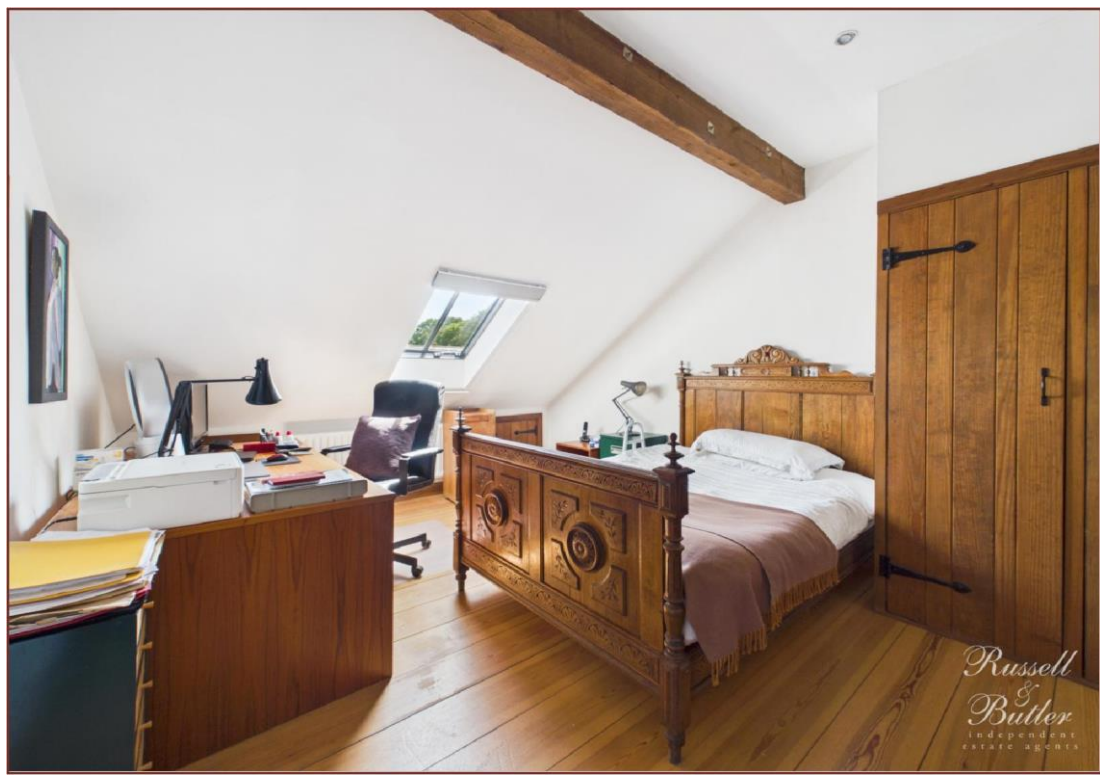
Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

### **Mortgage Advice**

If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.

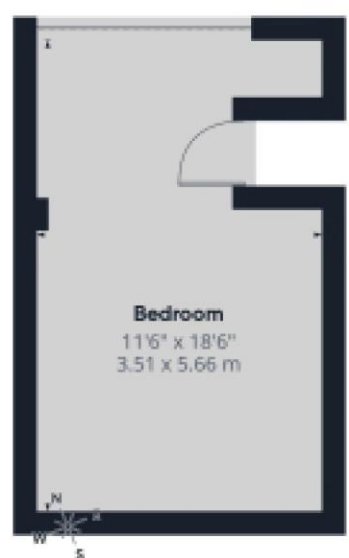
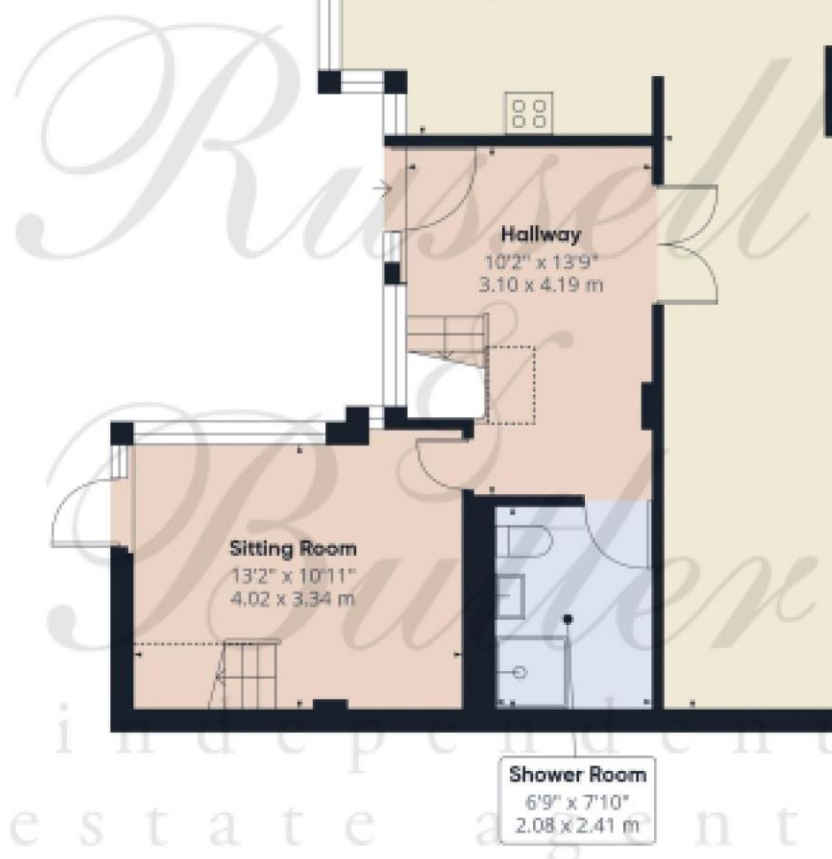


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**Kitchen/Breakfast Room**  
 13'7" x 13'4"  
 4.15 x 4.07 m

**Hallway**  
 10'2" x 13'9"  
 3.10 x 4.19 m

**Sitting Room**  
 18'3" x 35'8"  
 5.58 x 10.88 m

**Sitting Room**  
 13'2" x 10'11"  
 4.02 x 3.34 m

**Shower Room**  
 6'9" x 7'10"  
 2.08 x 2.41 m

**Bedroom**  
 11'6" x 18'6"  
 3.51 x 5.66 m

**Approximate total area<sup>(1)</sup>**  
 1350 ft<sup>2</sup>  
 125.4 m<sup>2</sup>

**Reduced headroom**  
 17 ft<sup>2</sup>  
 1.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GRAPPE360**

Floor 0



All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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