



**OLD MANOR FARM**

Drayton Beauchamp, Buckinghamshire, HP22 5LS



# OLD MANOR FARM, DRAYTON BEAUCHAMP TRING, HP23 4NB

Guide Price £2,000,000

A beautiful detached Grade II listed five bedroom farmhouse, on over half an acre gardens, with a two bedroom self contained coach house flat. Chain free

Old Manor Farm is located in the centre of Drayton Beauchamp, one of the area's most exclusive locations, surrounded by Chilterns countryside and just moments from the lovely market town of Tring.

The house is grade II listed and dates to the 17<sup>th</sup> century, or perhaps earlier, and offers nearly 4000 sqft square feet of accommodation over two floors, plus outbuildings and a two bedroom 'coach house' guest flat (1885 sqft inc. the garage & store rooms) over the garages. The property has been in the care of the current owner for over forty years and has been comprehensively refurbished and meticulously maintained in that time.

This is without doubt one of the most charming and appealing properties of it's kind, and a very rare opportunity to acquire such a fabulous family home. The property has a gated entrance and private driveway, providing ample parking for numerous cars and leading to the garage block and workshop. On entering the property, you're made instantly aware of the special features that are present throughout. These include two staircases, the fabulous fireplaces and beautiful exposed timbers and high vaulted ceilings.

The exquisite accommodation includes four reception rooms, kitchen/breakfast room, pantry, utility/laundry room, cloak room, five first floor double bedrooms, large en-suite and dressing room to the principal bedroom, en-suite to bedroom two, and a family bathroom. There is also an intriguing staircase leading to a snug/study around the exposed chimney, overlooking the landing.

The flat above the garage block is ideal for guests, Au Pair, tenants or relatives making the property ideal for multi generational living. The flat comprises: entrance/storage or study area, open plan kitchen/ding room, lounge, two double bedrooms with vaulted ceilings and a bathroom.







## KEY FEATURES

- Designated Area of Outstanding Natural Beauty
- Attractive farmhouse plus two bedroom self contained flat
- Five double bedrooms, three bathrooms (main house)
- Period features throughout
- Sought after Buckinghamshire village on the border of Tring
- Glorious gardens, gated driveway and garage block
- Aylesbury Grammar Schools catchment
- Chain Free





## Outside

The gardens are a delight. Beautifully maintained and extremely secluded, there are lawns, patios, colourful flower and shrub beds, pond, vegetable garden, greenhouse, potting shed and various other outbuildings. There is a large gravel driveway providing plenty of secure parking and a double garage block with a workshop and a private entrance to the guest flat above.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







## Location

Drayton Beauchamp is situated in an Area of Outstanding Natural Beauty close to the charming market town of Tring, which is a little over two miles away. The village sits in the Buckinghamshire countryside, right on the border of Hertfordshire, at the foot of the Chilterns escarpment. There is a parish church, the Grand Union Canal and also the Wilstone Reservoir nearby, along with seemingly endless bridle paths and countryside. The property falls within the Buckinghamshire education catchment for the grammar schools and is a couple of miles away from Tring/Aston Clinton junction of the A41 for easy access to surrounding areas. For commuters, transport links to London are superb, with fast and frequent trains running from Tring to London Euston in just 36 minutes, and from Wendover to London Marylebone in 49 minutes. The A41 is only half a mile away, providing a direct route to the M25 and access to the national motorway network, ensuring excellent connectivity to surrounding areas.



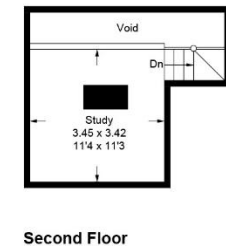
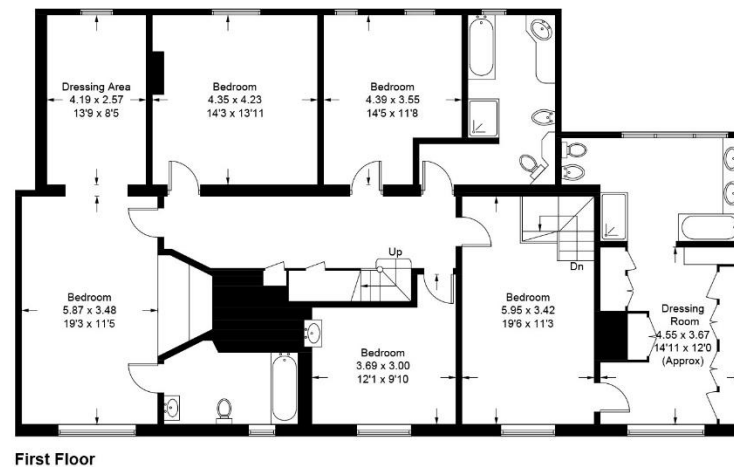
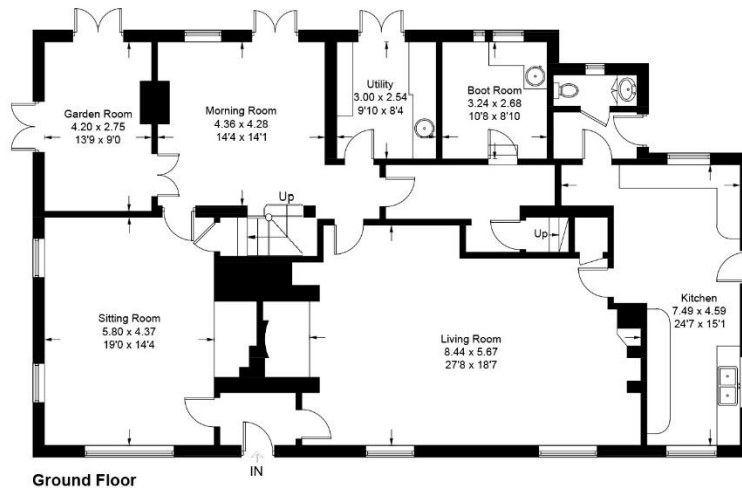
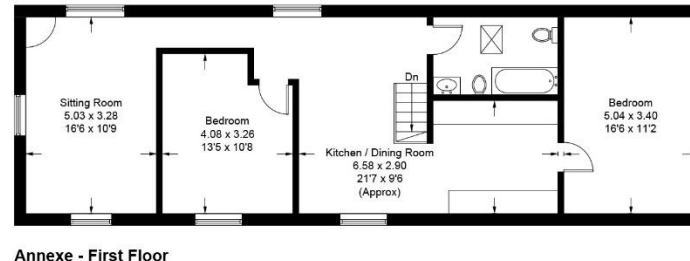
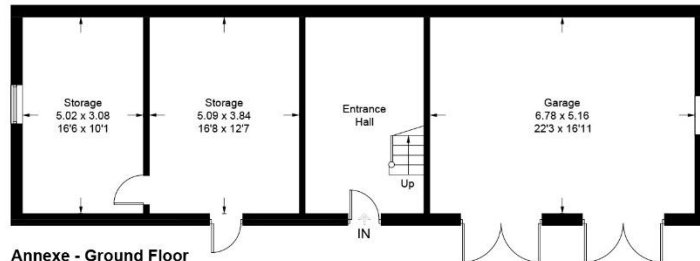
# Old Manor Farm

Approximate Gross Internal Area = 364.6 sq m / 3924 sq ft

Annexe = 175.1 sq m / 1885 sq ft

Total = 539.7 sq m / 5809 sq ft

(Including Garage / Excluding Void)



Tenure: Freehold EPC Rating: E  
Council Tax Band: H

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. (ID1341723)



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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