



Dormer House, Ford Road  
Dinton, Buckinghamshire,  
HP17 8UG

Guide Price  
£890,000

**RB** REASTON BROWN



## Individual Detached Family Home With Wraparound Gardens, Four Bedrooms, Four Reception Rooms, Pantry, Utility, And Garage, Positioned In A Prime Village Location Near The School And Surrounded By Countryside Views NO CHAIN

Dormer House is a individual detached family home, positioned in a prime spot within a sought after village, just a short walk from the village school. Set within beautifully established wraparound partial walled gardens, the property offers generous and versatile accommodation, abundant natural light, and a warm, welcoming atmosphere throughout. A spacious entrance hall sets the tone, where the original parquet flooring flows seamlessly through the ground floor (with some rooms having carpet over the parquet floor), adding a touch of charm. The kitchen breakfast room is traditionally styled with an extensive range of wall and base units, integrated appliances, and ample space for a table, perfect for informal family dining. Adjacent to the kitchen is a walk-in pantry, ideal for additional storage, while a separate utility area provides space for laundry appliances and coats or boots. The elegant drawing room is beautifully proportioned and filled with natural light, with large windows framing garden views and a classic fireplace creating a natural focal point. the dining area is filled with natural light and features patio doors that open directly onto a paved garden terrace, ideal for entertaining in the warmer months. A separate study, family room at the front offers further flexibility, ideal as a home office, snug, or playroom, Completing the ground floor is a practical cloakroom. Upstairs, the sense of space continues with four well-proportioned bedrooms. The principal bedroom enjoys a particularly generous footprint with ensuite shower room, all bedrooms benefit from natural light and pleasant views. They are served by a well-appointed family bathroom. The grounds are a true highlight, lush, established, and thoughtfully landscaped to provide year round interest, with terraces positioned to enjoy both morning and afternoon sun. A large, detached garage with power, lighting and water is accessed via a private shared driveway between two properties, offering generous parking and excellent storage. A rarely available opportunity to acquire a much loved family home in a desirable Buckinghamshire village. **EPC: C. Council Tax Band: G Freehold. No CHAIN**

### Situation

Dinton is a picturesque village in Buckinghamshire, steeped in history and surrounded by stunning countryside. Located between the market towns of Thame and Aylesbury, Dinton offers a quintessential rural lifestyle while remaining conveniently connected to major transport links, including Haddenham & Thame Parkway station, with direct trains to London Marylebone.

The village features a mix of charming period properties, a thriving community spirit, and amenities such as a traditional pub and a well-regarded primary school. Its historic church and tranquil green spaces add to its timeless appeal. Dinton is perfect for those seeking a peaceful village setting without sacrificing accessibility to urban amenities, making it a highly desirable location for families, professionals, and retirees alike.

*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*











Approx. Gross Internal Floor Area 1980 Sq Ft / 184 Sq M inc Garage  
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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*Viewing is Strictly by Appointment through Reaston Brown*

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