

# WEST BARN

CHURCH END, HADDENHAM, BUCKINGHAMSHIRE HP17 8AH



HAMNETT  
HAYWARD

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**This stunning four bedroom barn conversion is wonderfully positioned within the heart of this highly sought after village.**

West Barn is a former threshing barn dating back to the 1700's and last operating around 1970, before the conversion to this outstanding dwelling in 1984. With attractive natural stone, traditional wychert and black clad elevations, the barn is beautiful in appearance and offers immaculate internal accommodation. Nestled within the most idyllic setting, tucked away within a private lane in the old part of the village, the barn is only a short walk to the picturesque pond and historic St Mary's church. For the commuter, Haddenham and Thame parkway is also within walking distance offering a comprehensive service into London Marylebone (fast train in under 40 minutes) and the City of Oxford in 30 minutes.

Internally the property boasts immaculate accommodation extending to almost 1800 sq.ft. A traditional front door opens into a large reception/dining hall to create a wonderful first impression of character and charm. This entrance has a lovely quarry tiled floor and exposed brick wall, with an opening into the sitting room and an under stairs cloakroom. The ground floor boasts two elegant reception rooms, the sitting room extending to a very generous 19' in length. Fitted with a solid oak floor the room features a central fireplace housing a wood burning stove and quarry hearth. Hard-wood bi-fold doors open directly to the patio and garden. The neighbouring family room extends to 18' offering further accommodation options. Particular mention is made of the impressive open plan kitchen/breakfast room fitted with traditional shaker style units, hand painted in heritage grey, with black granite work surfaces and a Belfast sink. Appliances include a free standing Stoves range style cooker, featuring four ovens and a ceramic electric hob. To the first floor are four bedrooms including a fabulous master bedroom with exposed beams, built in wardrobes and a modern en-suite shower room. A guest bedroom has the luxury of an en-suite night cloakroom. One bedroom features quality office furnishing offering studio/study use, further bedrooms are served by a well appointed family bathroom. Outside, the property is approached via a private driveway serving a small number of barn conversions, opening to a courtyard at the front. Without doubt a particular attribute is the stunning garden at the rear providing a private environment and enclosed to three sides by a classic Haddenham wychert wall. The garden offers a sunny South facing aspect and laid to lawn with a number of mature trees and shrub beds. A generous paved terrace offers the perfect retreat for outside entertaining and 'al-fresco' dining.

“A MOST STUNNING BARN CONVERSION ENJOYING AN IDYLIC SETTING TUCKED AWAY WITHIN THE HEART OF THIS HIGHLY SOUGHT AFTER VILLAGE, JUST A SHORT WALK FROM THE ICONIC CHURCH AND POND”



## AT A GLANCE

- A truly stunning and unique stone and wychert barn conversion
- Idyllic setting within a private courtyard, just a short walk from the iconic village church and pond
- Outstanding mature part walled gardens with a sunny south aspect
- Within walking distance of the station for London Marylebone (approximately 40 mins)
- Lovely location within the old part of the village



## SUMMARY

- A modern barn conversion with a multitude of original features
- Highly sought after location
- Idyllic setting close to the picturesque village church and pond
- Reception/dining hall
- Cloakroom
- 19' Sitting room with wood burning stove
- Family room
- 19' open plan kitchen/breakfast room
- Stunning master bedroom with en-suite shower room
- Guest bedroom with en-suite night cloakroom
- Two further bedrooms, one with office/studio conversion
- Generous family bathroom
- Private driveway serving attractive barn conversions
- Beautiful south facing formal garden to the rear
- Mature garden enclosed with wychert wall
- Private courtyard of just five lovely barn conversions
- Within a short walk of the reputable village school
- Excellent communications with almost immediate access to Haddenham & Thame Parkway for a comprehensive service to London Marylebone (approx. 40 minutes)

## Church End, Haddenham, Aylesbury, HP17

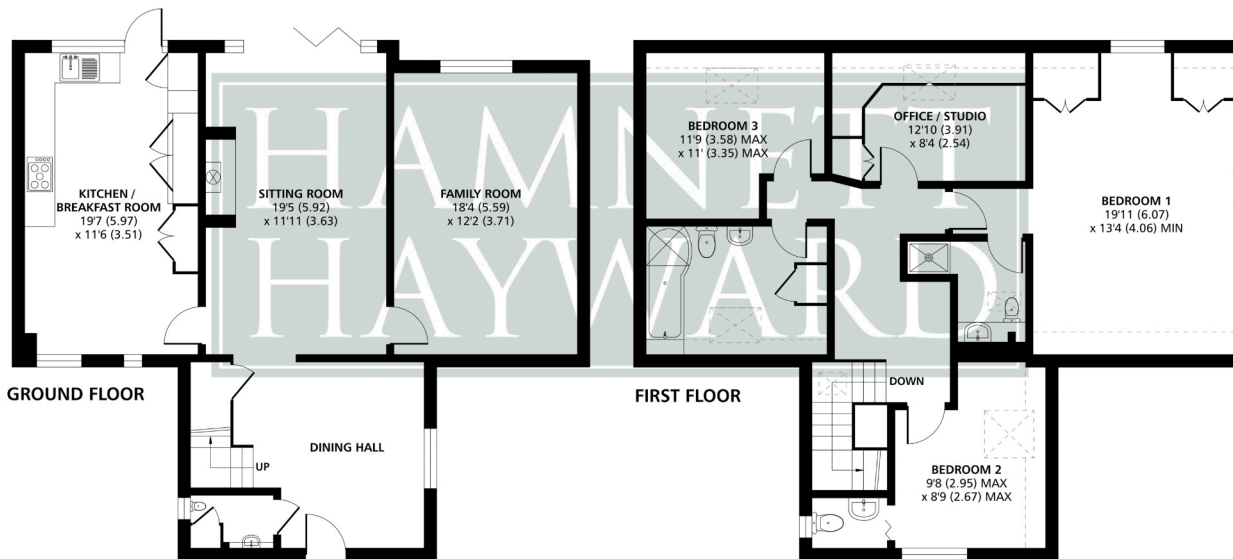
Approximate Area = 1799 sq ft / 167.1 sq m

Limited Use Area(s) = 83 sq ft / 7.7 sq m

Total = 1882 sq ft / 174.8 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Hamnett Hayward Ltd. REF: 1106743

## LOCATION

Haddenham is a beautiful Buckinghamshire village located just 3 miles from the Oxfordshire town of Thame and seven miles from Aylesbury. Several times winners of 'Village of the Year' in their region, Haddenham is the largest of the four Wychert villages in Bucks. Wychert is the name given to the mud and wattle walls that are a common sight in the village. Haddenham is also famous for its ponds and was the original breeding ground for the Aylesbury duck. There is a comprehensive range of amenities in the village including a post office, two public houses, a parade of shops and a popular garden centre and farm shop. For schooling, three reputable primary schools are located in the village with a regular bus service provided for all three Aylesbury grammar schools. The private sector is also catered for with Ashfold School in nearby Dorton. In addition the commuter is well catered for with a railway station in the village and a short walk from the property, providing regular direct line services to London, Marylebone (from 37 mins) and Oxford. For motorists, the M40 (junction 6) is about nine miles away. A regular bus service through the village goes to Aylesbury, Thame and Oxford for larger department stores or further amenities.

## ADDITIONAL INFORMATION

Services: Mains water, Gas & Electricity

Heating: Gas fired central heating

Energy Rating: Current C (73) Potential B (82)

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP17 8AH

Council Tax Band: G

Tenure: Freehold

GUIDE PRICE £950,000

# HAMNETT HAYWARD

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