



# Ashendon Barn, Ashendon, Buckinghamshire, HP18 0HB



## Accommodation

### Ground Floor

Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Study, Master Bedroom, Bathroom.

### First Floor

Bedroom 2, Dressing Area.

### Outside

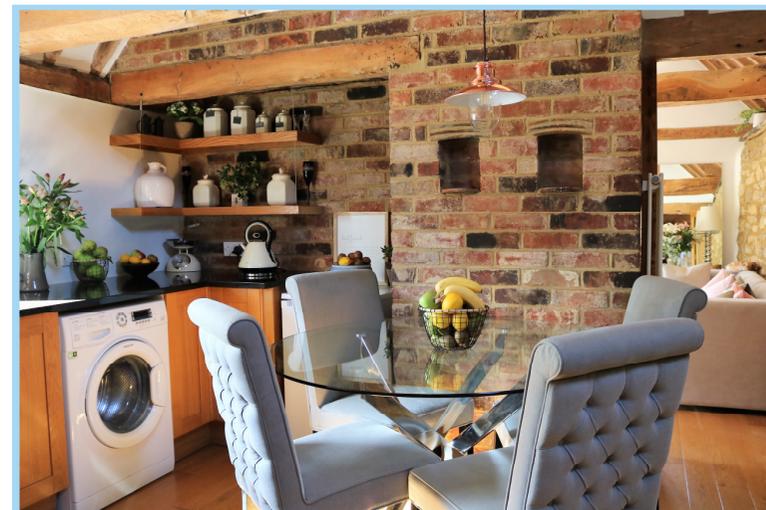
Enclosed and Landscaped Gardens, Driveway Parking.

## Ashendon Barn

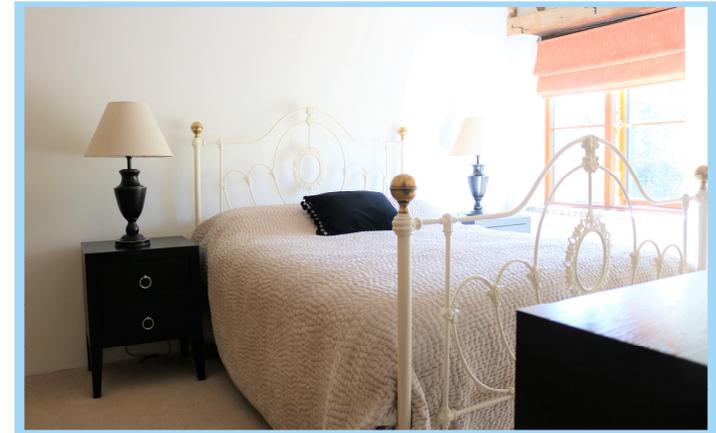
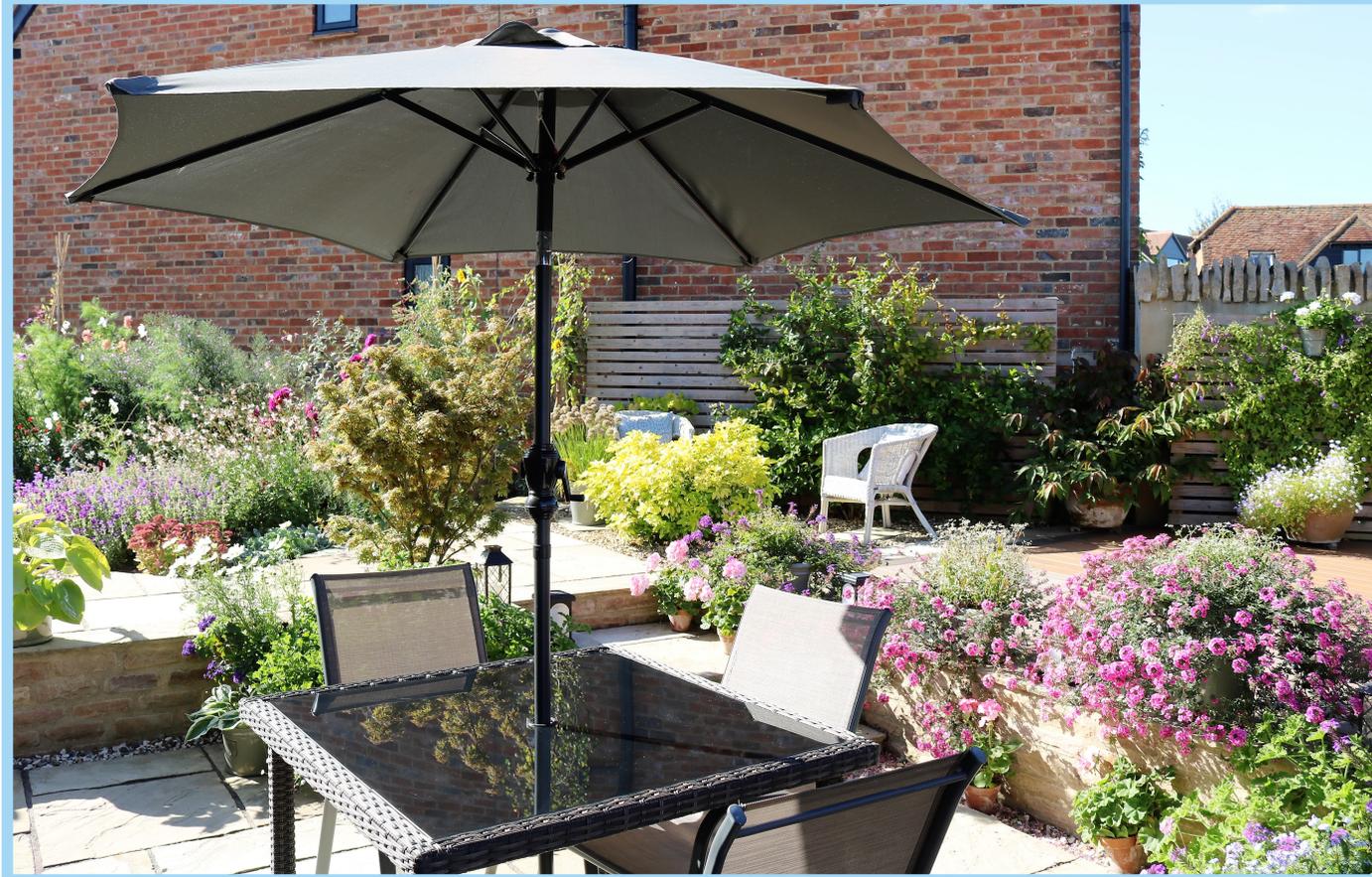
Situated in this highly regarded hill top village in a lovely all-day sunny location and surrounded by an area of outstanding natural beauty, this is a stunning detached two bedroom barn conversion with beautifully designed and landscaped gardens and private parking for two cars.

Internally, the property has a cosy feel and is finished to a very high standard and with great taste. It exhibits a wealth of period features, including exposed ceiling and wall timbers and exposed stone and brick walls, all stylishly mixed in with high quality modern fixtures and fittings including a smart fitted kitchen, a contemporary bathroom and beautiful floorings.

To the front of the barn, and enclosed by a laurel hedge, is a lovely gravel garden with interspersed mixed shrubs and grasses with a pond and a paved footpath. Beyond is a beautifully planted flower garden which adds an abundance of seasonal colour. To the side is a natural sandstone terrace and a decked area which are ideal for outside dining during the warmer months and benefit from a fantastic far-reaching view. Across the gravel drive there is a parking area for two cars, a garden shed, a bin storage area and a faux lawn with an access point to the underground LPG tank.



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## Ashendon

The delightful and historic village of Ashendon is set in rural Buckinghamshire in an elevated position with spectacular far reaching views across to the Chiltern Hills. It benefits from a beautiful parish church, a playground, a playing field with pavilion and a highly regarded gastro pub *The Hundred*, which is just a short stroll away.

From the village, there are lovely countryside walks. There are many local attractions, including the very popular National Trust property, Waddesdon Manor, originally home to the Rothschild family, which offers a wide variety of entertainments to suit all ages.

Convenience stores and further facilities can be found in the nearby villages of Cuddington, Chearsley Westcott and Brill. More comprehensive facilities can be found in Thame, about 7 miles away, and in Aylesbury and Oxford, about 9 and 12 miles away respectively.

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## Directions

Leave Thame in a north-westerly direction on the B4011 heading towards Long Crendon. Upon entering the village, proceed to the first a mini-roundabout and turn right heading towards Chearsley on the Chearsley Road. In the centre of Chearsley, continue straight on where the main road bends around to the right signposted to Waddesdon. After about 1¼ miles turn left signposted to Ashendon. Continue into the village and the turning into the barn is situated at the entrance to Ashendon Farm, towards the end of the village on your left.

## Transport Links

M40 Motorway (Junction 7) - 10 miles.

Haddenham and Thame railway station - 6 miles.

## Tenure

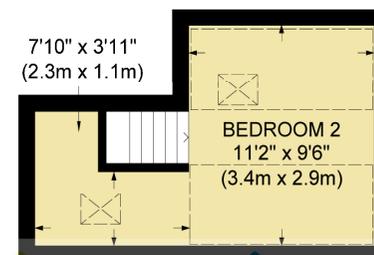
Freehold.

## Services

Mains electricity, water and drainage. LPG Fired Central Heating.

## Broadband

Average Broadband Speed within this postcode is 67 Mbps.



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 161 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 702 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 863 SQ FT / 80 SQ M  
ASHENDON BARN ASHENDON, AYLESBURY, BUCKINGHAMSHIRE, HP18 0HB

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.

**Local Authority**  
Buckinghamshire Council

**Tax Band**  
E

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