



Bristows Barn Main Road Walter's Ash Buckinghamshire HP14 4UU

An opportunity to acquire a stunning and truly unique Grade 2 listed barn conversion situated in the sought after Chiltern Village of Walter's Ash, close to Naphill Common famed for its oak and beech woodland in an area of Outstanding Natural Beauty.

Large open plan living area incorporating the kitchen with island unit | Study/ Bedroom 3 | Downstairs cloak room | Two double bedrooms both with en-suite facilities accessed by their own staircase | Large mezzanine area | Front driveway with parking for 6+ vehicles and partially decked | Rear garden with decked area

Bristows Barn has recently been updated by the current owners to produce a truly stunning living space that has retained many of the original features and would be ideally suited to a professional person who loves to entertain or someone looking to downsize.

The property is entered through a spectacular double height glass facade incorporating bi-fold doors that lead into the vaulted entrance hall and living space beyond. From the hall, stairs to both the left and right lead to the first floor bedrooms and large mezzanine area nestled within the original beams.

Benefiting from under floor heating, the large bright and airy open plan living space provides the new owner the opportunity to adapt it to their own living style and requirements. It has a kitchen area to one end with an island unit including feature induction hob. A range of floor to ceiling units incorporates a double oven, fridge freezer, dishwasher and space for a washing machine. There is a downstairs cloakroom off the main living area and a smaller room with a front aspect that would make an ideal study or perhaps a third bedroom. There are two sets of doors onto the rear garden.

There are two double bedrooms upstairs, one at each end of the property, reached by its own staircase. One has an ensuite shower room with digital shower whilst the other has a bath with digital shower over. Between the bedrooms there is a large landing area enclosed by the original beams which could be used to fulfil a number of different functions. The upstairs has conventional radiators.

To the front of the property is a large gravelled courtyard driveway large enough for at least six vehicles and has a decked area immediately in front of the entrance. There is a low maintenance rear garden, again with a decked entertaining area.

DIRECTIONS

From our office in Naphill, proceed along Main Road towards Walter's Ash. Continue through the village, and turn right immediately opposite Bradenham Wood Lane. Bristows Barn can be found on the left indicated by our For Sale board.

PRICE £650,000 Freehold



AMENITIES

Walter's Ash is located high in the Chiltern Hills, surrounded by its famed countryside and Beech woodland. There are local schooling and shopping facilities for day to day needs including a supermarket, coffee shop, cafe, garage, opticians and a popular primary school, plus an excellent bus service. Nearby Naphill offers a Post Office, active village hall with coffee shop, playing fields, beauty salon, hairdressers and public house. There are numerous country walks and bridleways through the areas famed Beech woodland. (Naphill Common extends to approximately 175 acres of ancient woodland). For a more comprehensive range of facilities the town of High Wycombe lies 3 miles distant, and it is here that the commuter can join the M40 motorway and then the M25 network. Rail links can be reached from High Wycombe, Saunderton (3 miles) and Princes Risborough (4 miles).



SCHOOL CATCHMENT (2020/21)

Naphill and Walter's Ash Junior School
Boys' Grammar; The Royal Grammar
School; John Hampden Grammar School
Girls' Grammar; Wycombe High School
Upper/All Ability; Princes Risborough
**(We advise checking with the individual
school for accuracy and availability)**



ADDITIONAL INFORMATION

EPC Band Exempt

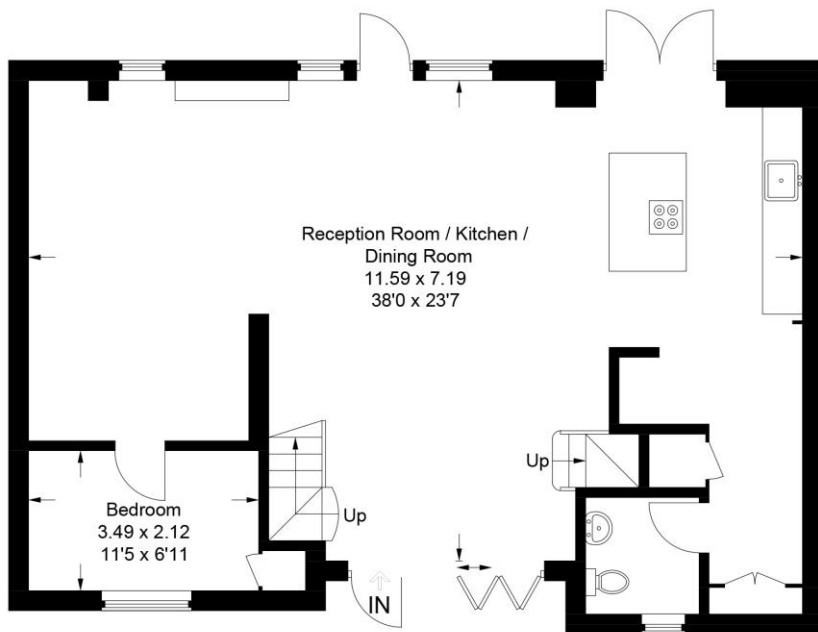
MORTGAGE

Contact your local Wye Country office who can introduce you to their Independent Financial Adviser.

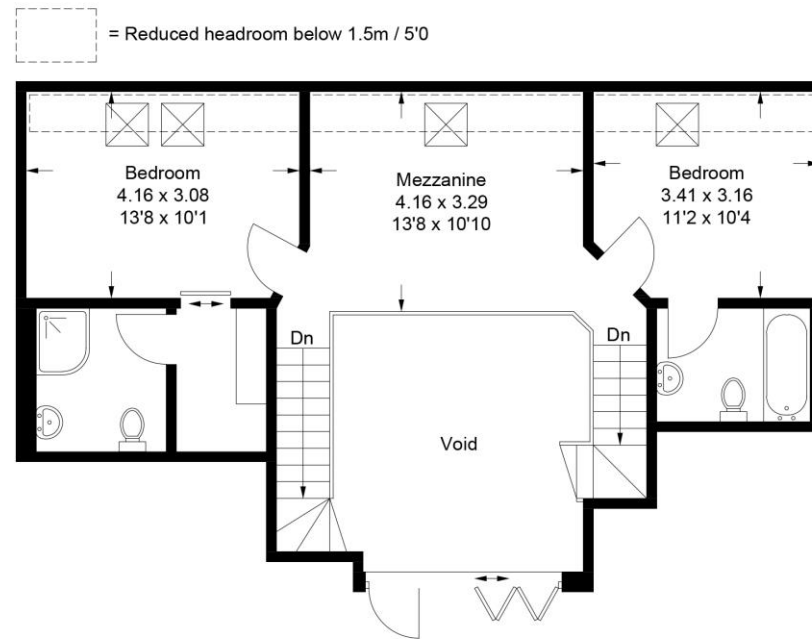
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approximate Gross Internal Area
(Excluding Void)
Ground Floor = 88.3 sq m / 950 sq ft
First Floor = 56.4 sq m / 607 sq ft
Total = 144.7 sq m / 1,557 sq ft



Ground Floor



First Floor

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.

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