

The Barns

Chivery, Tring, Buckinghamshire





A wonderful rural, equestrian home comprising a two/three bedroom cottage, one/two bedroom annexe, seven stables, bull pen, barn and hay barn, set high in the Chiltern Hills.

Wendover 4.5 miles (London Marylebone 55 minutes), Tring 4.5 miles (London Euston 38 minutes),
Aylesbury 8 miles (London Marylebone 64 minutes), Great Missenden 8.5 miles (London Marylebone 49 miles)
(Distances and times approximate).



Summary of accommodation

The Barns Cottage

Sitting room | Study/bedroom three | Kitchen/dining room | Utility room | Bathroom | Boot room | Two further bedrooms.

The Dairy

Entrance hall | 37' living room | Kitchen | Bedroom | Shower room

Outbuildings

Hay barn | Barn with three stables | Tack room

Three further stables | Bull pen with enclosure and tack room

Garden and Grounds

Gardens | Paddocks | Menage | Woodland

In all about 12 acres



Situation

The Barns is situated approximately 450m off the lane, down a quiet driveway high up in the Chiltern Hills, approximately 4.5 miles from Tring and Wendover where you will find an eclectic range of shops, boutiques and restaurants.

There are also local recreational opportunities for walking, cycling and riding in Wendover Woods, just opposite, and Pavis Wood, situated behind The Barns.

The area is renowned for its standard of education with a good number of schools both state and independent catering for children of all ages.

For the commuter, there are mainline train stations at Tring (serving London Euston approx. 38 mins) and Wendover (serving Marylebone in approx. 55 mins)



The Barns

The Barns is a super equestrian property comprising a principal two/three bedroom cottage, secondary annex with commercial use and an extensive range of outbuildings and equestrian facilities. The layout of each property is as shown on the enclosed floor plans. The Barns Cottage is an attractive home with sitting room, kitchen/dining room, utility room, study/bedroom three and bathroom on the ground floor and two further bedrooms on the first floor.

The detached annexe, The Dairy, which benefits from underfloor heating with heat provided by a ground source heat pump, has a large open plan living space with separate kitchen, shower room and bedroom.



Approximate Gross Internal Floor Area
 The Cottage Ground Floor: 80.3 sq m / 864 sq ft
 The Cottage First Floor: 25.4 sq m / 273 sq ft
 The Annexe: 102.1 sq m / 1,099 sq ft
 Outbuildings: 255.4 sq m / 2749 sq ft
 Total: 463.2 sq m / 4,985 sq ft (Excluding Hay Barn/ Yard)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

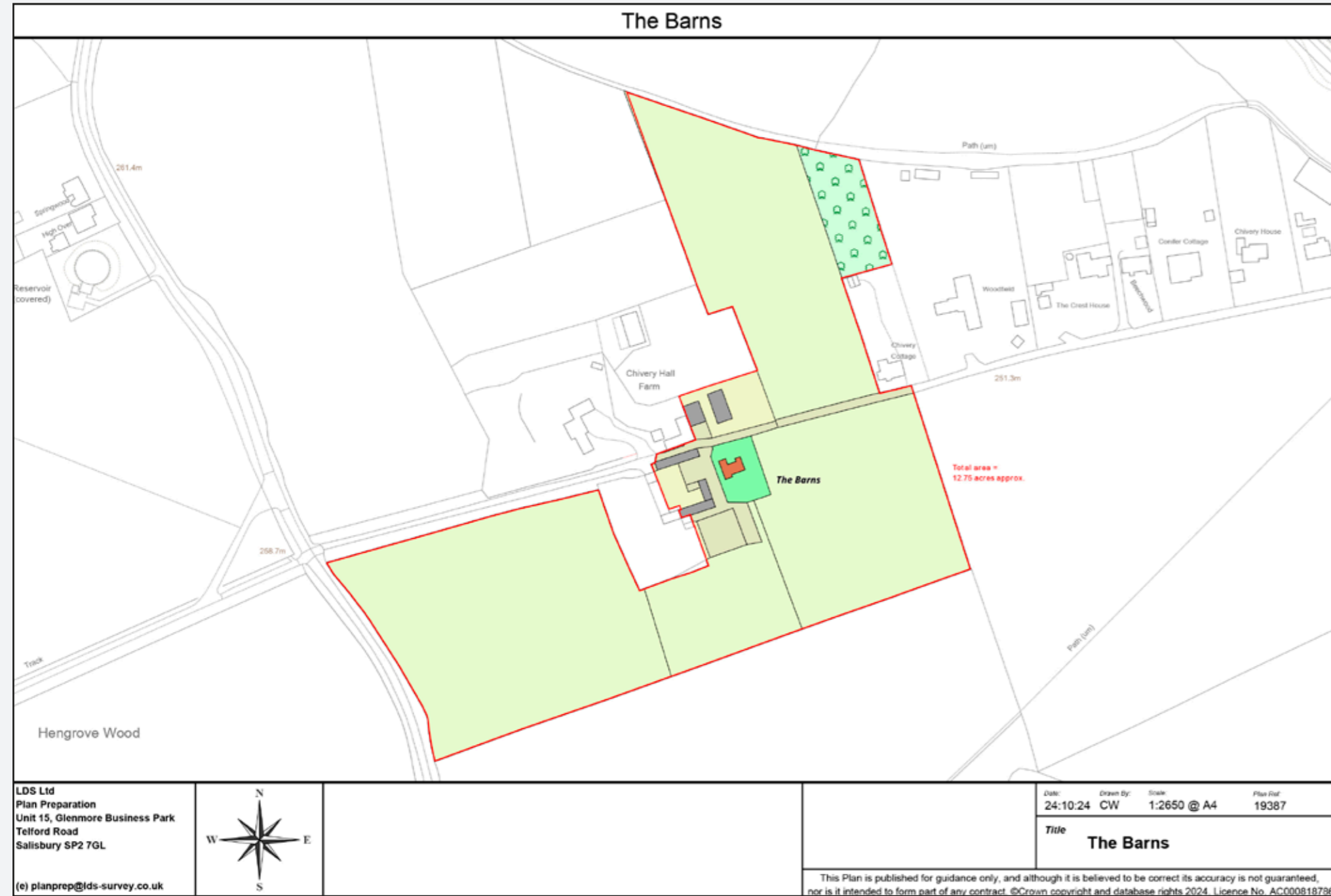


Outside

The Barns Cottage sits within private gardens laid mainly to lawn with floral beds and mature specimen trees. Beyond, the gardens are wonderful with rural views across paddocks and woodland. In all, the gardens and grounds extend to approximately 12 acres.

Outbuildings and Equestrian Facilities

Adjacent to the Barns Cottage is a courtyard with a garage, three stables, a bull pen with separate enclosure and a tack room. In addition, there is a further barn with an additional three stables and a second tack room and a large hay barn.



Property Information

Services:

Mains water and electricity, private drainage, oil fired central heating (The Barns Cottage)

Ground source heat pump (The Dairy)

Tenure:

Freehold

Local Authority:

Buckinghamshire Council

EPC:

The Barns: G (rating 18)

The Dairy: G (rating 12)

Council Tax:

Band E

Postcode:

HP23 6LD

what3words:

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Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



Bucks & Herts
St Mary's Court
Amersham
HP7 0UT

William Furniss	Max Warby
01494 675368	01494 689263
william.furniss@knightfrank.com	max.warby@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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Particulars dated October 2024. Photographs and videos dated October 2024.

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