

Dairy House, Manor Farm, Wingrave, Aylesbury





The Dairy House offers a tranquil and idyllic setting in the heart of Wingrave.

Summary of accommodation

Main House

Entrance hall | Dining room | Office | Sitting room

Family room | Cloakroom | Utility room

Kitchen/breakfast room

Principal bedroom with en suite

Second bedroom with en suite

Three further bedrooms | Family bathroom

Garden and Grounds

Ample parking | Double garage | Loft room

Gardens and grounds

In all about 0.19 acres



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Situation

Situated in the heart of Wingrave, The Dairy House offers a tranquil and idyllic setting. Wingrave is a lovely village which is surrounded by open countryside and is an ideal spot to enjoy outdoor life. The village itself offers a shop, a school, a village hall, two churches, a recreation ground, public house and a sports club. Mainline railway stations are available at Leighton Buzzard or Tring for London Euston and Aylesbury or Wendover for Marylebone.

Distances

Leighton Buzzard 5.8 miles, Aylesbury 5.8 miles, A41 7.3 miles, M25 19.2 miles.
(Distances and times approximate)

Dairy House

There is a welcoming entrance hall with doors leading directly to the lounge, study, and dining room. The dining room seamlessly connects to a spacious open-plan kitchen with a central island, offering garden views on both sides, along with a practical utility and shower room. The generously sized living room, adorned with a fireplace and French doors to the garden, opens to an additional family room, which could also double up as a playroom or cosy snug.

The first floor features a sizable principle bedroom with an ensuite, four additional bedrooms, and two bathrooms, with many of the bedrooms also benefitting from built-in wardrobes.







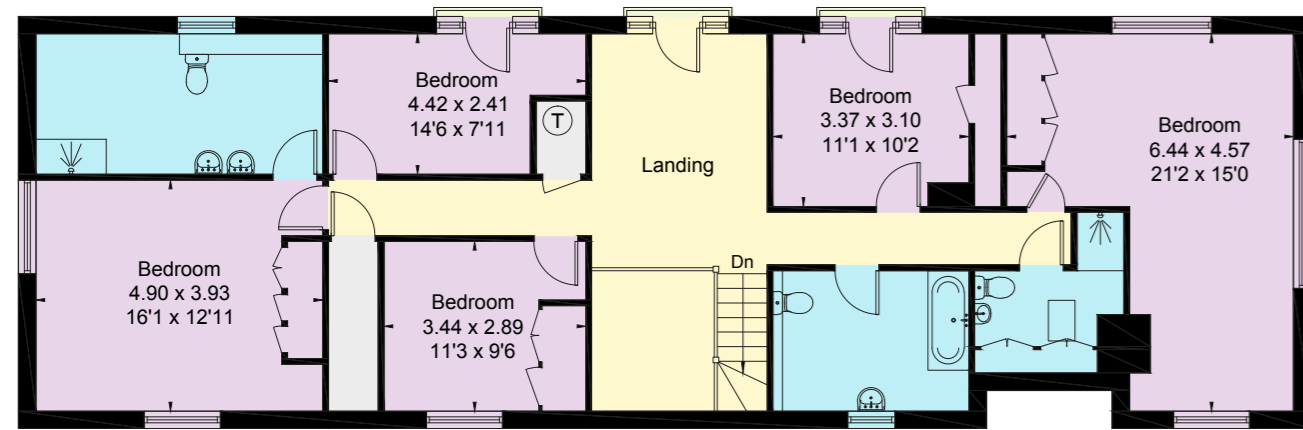
Garden and Grounds

A driveway provides ample parking and leads to a spacious double garage. Above the garage, a versatile room serves as an additional storage space, office, or a playroom. The well-kept garden surrounds the property, offering privacy and picturesque views of the church, allowing quiet enjoyment at any time of the day.

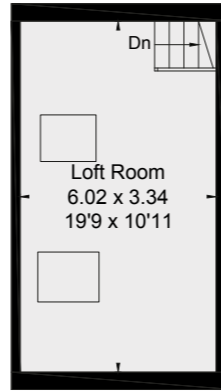
Approximate Gross Internal Floor Area

334.5 sq m / 3,600 sq ft

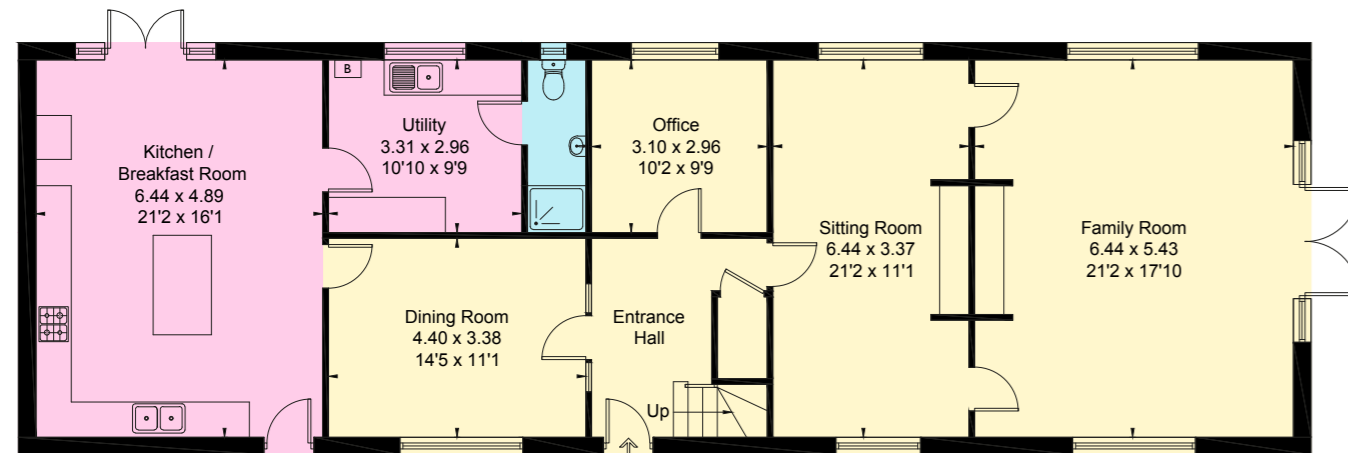
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



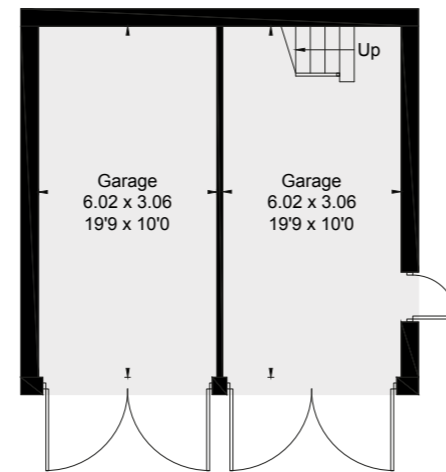
First Floor



Outbuilding First Floor



Ground Floor



Outbuilding Ground Floor

(Not Shown In Actual Location / Orientation)



Property information

Guide Price: £1,200,000

Tenure: Freehold.

Services: Mains water, electricity, gas & drainage

Local authority: Buckinghamshire Council

Council Tax Band: G

Energy Performance Certificate Rating: Band C (rating 73)

Postcode: HP22 4PA

Video Link: Please click here

Viewings

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



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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