

Hallbottom Farm

Stokenchurch, Buckinghamshire





A lovely Chilterns farmhouse in a delightful, hidden valley offering flexible accommodation with an extensive range of outbuildings and equestrian facilities.

Stokenchurch ½ mile, M40 (J5) 1 mile, High Wycombe 6 miles (London Marylebone 24 minutes), Marlow 8 miles, Saunderton station 8 miles, Thame 9 miles, Henley-on-Thames 12 miles, Oxford 22 miles
(Distances and times approximate).



Summary of accommodation

Ground Floor: Reception hall | Cloakroom | Snug | Sitting room | Kitchen and breakfast room | Study/en suite bedroom | Boot room
Utility Room | WC | Larder | Cellar | Self-contained annexe

First Floor: Principal bedroom with en-suite bathroom & dressing room | One bedroom with en-suite shower room
One bedroom with en-suite bathroom | Three further bedrooms | Family Bathroom

Outbuildings

Insulated barn for storage of four cars | Traditional barn | Stables | Tack rooms

Garden and Grounds

Formal gardens | Woodland | Paddocks | Manège

In all about 11 acres



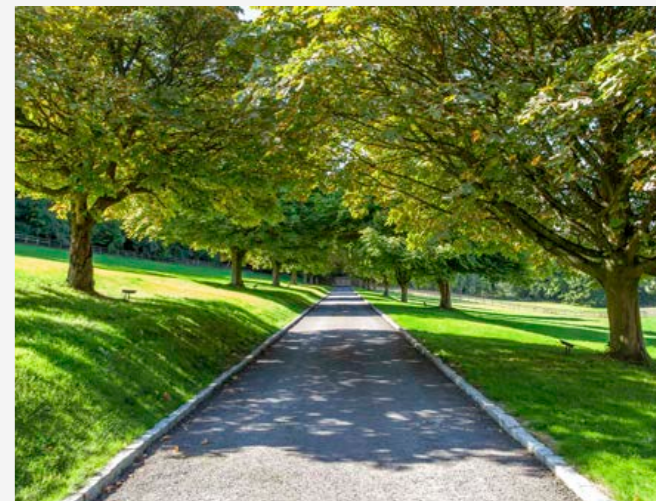
Hallbottom Farm

Hallbottom Farm is a very well presented, seven/eight bedroom, Chilterns farmhouse with a separate one bedroom annexe. The layout is as shown in the enclosed floor plans.

From the welcoming entrance hall there are doors to the garden, sitting room, study/en suite bedroom and snug. Beyond the snug is the spacious kitchen/dining room with a range of built in eye and base level units, an Aga and separate electric oven and hob. There is a good sized utility/boot room and two separate cloakrooms on the ground floor.

To the first floor, the generous main bedroom is triple aspect with an en suite bathroom and dressing room. There are two further bedrooms with en suites, an additional three bedrooms and a family bathroom.

The annexe, with its own courtyard entrance, has an open plan sitting/dining/kitchen along with a bedroom with en suite shower.



Situation

Set on the edge of this Chiltern Village, within half a mile of the village shops and within one mile of the M40 at J5 Stokenchurch for the London, Oxford or Heathrow commuter.

Main towns of High Wycombe (6 miles) and Marlow (8 miles) have stations to London Marylebone & London Paddington (via Maidenhead) respectively, with the A404 accessible at Handy Cross providing fast access to the M4 at J8/9 Maidenhead. Further transport links are available at Saunderton station (8 miles), providing multiple options for those looking to commute.

Hallbottom Farm boasts extremely convenient access to the Chiltern's impressive bridleway network, making this the ideal opportunity for those seeking a home with equestrian links.



Outside

Situated on a private road, shared with just two other houses, the property is entered through its own private woodland to electric gates, opening to the impressive tree lined driveway. This leads to a large gravelled parking area to the front of the house and courtyard of the outbuildings.

To the rear, the gardens are lawned and terraced with a feature pond and a good sized patio area.

Outbuildings and Equestrian Facilities

Traditional Barn - Unlisted 250 year old, oak framed barn providing a huge space for entertaining, garaging, additional storage or the opportunity for residential conversion *Subject To Planning Permission*

Modern Barn - providing insulated storage for at least four cars.

Equestrian Facilities - Paddocks, eight stables, two tack rooms plus storage and a manège.



FLOORPLANS

Approximate Gross Internal Floor Area

Ground Floor: 184.3 sq m / 1,984 sq ft

First Floor: 166.4 sq m / 1,791 sq ft

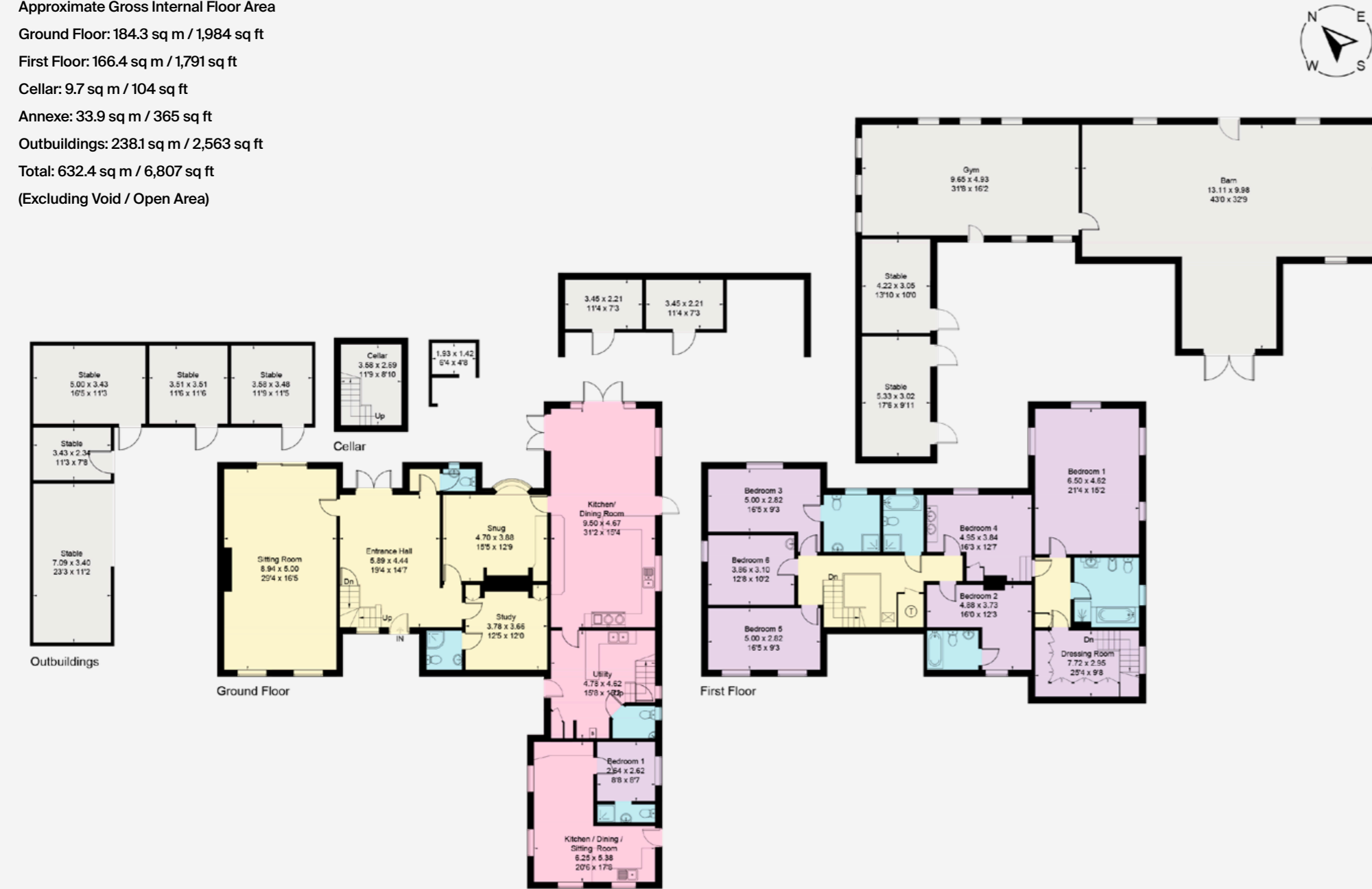
Cellar: 9.7 sq m / 104 sq ft

Annexe: 33.9 sq m / 365 sq ft

Outbuildings: 238.1 sq m / 2,563 sq ft

Total: 632.4 sq m / 6,807 sq ft

(Excluding Void / Open Area)



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.

PROPERTY INFORMATION

Property Information

Services:

Oil fired central heating, private drainage, mains water & electricity.

Tenure:

Freehold.

Local Authority:

Buckinghamshire Council

Council Tax:

Band H

EPC:

E (rating 50)

Postcode:

HP14 3TQ

what3words:

//sketches.screening.decays

Viewings:

All viewings strictly by appointment only through the vendors' joint selling agents.





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

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