



# DOWNLEY FARMHOUSE

DOWNLEY COMMON, HIGH WYCOMBE, BUCKINGHAMSHIRE



## A BEAUTIFUL GRADE II LISTED FARMHOUSE WITH FIVE BEDROOMS, A SEPARATE ANNEXE, GARAGING AND STABLES CLOSE TO DOWNLEY COMMON.

Attractive period farmhouse dating back to 1819 with chequer brick elevations under a slate roof within an Area of Outstanding Natural Beauty.

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Local Authority: Buckinghamshire County Council

Council Tax Band: G

Services: Mains electricity, gas, water and drainage

Tenure: Freehold

What3Words: tame.apron.tubes

## LOCATION

Downley Farmhouse is uniquely situated on a no-through lane bordering open and wooded conservation areas between the Hughenden and West Wycombe estates.

This enviable location offers uninterrupted walks over the Chiltern Hills yet is only 2 miles from the centre of High Wycombe with excellent transport connections and shopping.

Downley Common has a village cricket team, pub (Le de Spencer Arms), local shops and Ofsted rated 'outstanding' primary school.

The area benefits from a choice of highly regarded schools both state and independent.

High Wycombe 2.7 miles  
London Marylebone 29 mins  
M40 (J4) 3 miles  
Marlow 6.5 miles  
Princes Risborough 7.5 miles  
Heathrow Airport 22 miles  
Central London 36.5 miles  
(All distances and times are approximate)



## DOWNLEY FARMHOUSE

Downley Farmhouse is an attractive Grade II Listed home formerly of the West Wycombe Estate, beautifully presented with many original features and beams.

The accommodation is as shown on the enclosed plans.

The original front door gives access to reception rooms of generous proportions, high ceilings and features which retain the authenticity and charm of the original property. The majority of the reception rooms are dual aspect with views over the gardens, the Common or the surrounding countryside.

Upstairs there are five bedrooms, four with original fireplaces, two en-suite bathrooms and a family bathroom.

In addition to the main house there is ancillary accommodation over the garage with open-plan living, kitchen area and shower room.







## GARDENS AND GROUNDS

The house is set within stunning gardens with an external terrace area immediately to the rear of the house in turn leading to the lawns with a formal arrangement of floral and shrub beds, mature hedging, and fruit trees. The whole extends to approximately 1 acre.

## OUTBUILDINGS

Beyond the house and approached over a paved path is the garage and storeroom which could be used as an office or gym with the annexe above accessed via an external staircase. There are four stables and a tack room.



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.

We would be delighted  
to tell you more.

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