Buntings
Owlswick, Buckinghamshire

Princes Risborough 2.5 miles (London Marylebone 38 minutes), Thame 6 miles, Aylesbury 8 miles, M40 (J6) 8 miles, Wendover 9 miles, Oxford 17 miles, London 45 miles
(Distances and time are approximate).

A charming country house set in its own land extending to over 11 acres.

Reception hall | Drawing room | Dining room | Garden room | Sitting room | Kitchen/breakfast room | Utility room
Principal bedroom with en suite bathroom
Guest bedroom with en suite bathroom | Four further bedrooms and two further bathrooms.

Two bedroom cottage

Double garage | Lawned and formal gardens | Pond
Barns with games room and outside dining area as well as stores | Grass fields

In all approximately 11.54 acres
Location

Buntings is situated near to the rural and well regarded hamlet of Owlswick, near Longwick, just below the Chiltern Hills escarpment, close to the Oxfordshire border. The property is within a few minutes’ drive of Princes Risborough with its mainline railway station, giving access to London Marylebone from around 38 minutes. Princes Risborough, Thame and Wendover all offer an extensive range of shops and facilities with the larger centres of Aylesbury, High Wycombe and Oxford offering a more comprehensive range.

Buckinghamshire is renowned for its schooling and along with Oxford; there is an excellent selection of independent and state schooling for both boys and girls of all ages nearby. Locally there is Longwick C of E Combined School (for 4-11years) and the Aylesbury Grammar and High schools.

The pretty surrounding countryside offers wonderful diversity, with the Chiltern Hills and Aylesbury Vale providing many footpaths and bridleways.
Buntings

Set back from the road, Buntings is surrounded by its own land. Built by the present owner, around 17 years ago, constructed of stone, the house offers wonderful family living and entertaining accommodation. With traditional features such as stone flagged floors and open fireplaces, the house has a wonderful flow and as well as the open dining hall and drawing room, there is a lovely sitting room off the family kitchen/breakfast room, which opens out into the garden room.

On the first floor there is a principal bedroom with en suite bathroom, a guest bedroom with en suite as well as two further bedrooms and a family bathroom. The second floor has two bedrooms and a further bathroom.
Approximate Gross Internal Floor Area
Main House: 360 sq m / 3,875 sq ft
Buntings Cottage: 102 sq m / 1,099 sq ft
Open Garage: 33 sq m / 360 sq ft
Total: 495 sq m / 5,334 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.
Gardens and grounds

Buntings is approached through electric gates along a gravel drive to the front of the house. This drive also passes the house and gives access to the barns. To the rear of the house is a sheltered formal garden, accessed from the garden room, overlooking the owned adjoining field, as well as a paved terrace. The house is surrounded by lawned gardens and there is also a lined pond surrounded by reeds and grasses – a haven for wildlife. Next to the barns is a fenced vegetable garden. The barns comprise stores, games room and outside dining room. The house is surrounded by grass fields with the land including a large grass field to the east of the house and 4 further smaller fields and paddocks to the west and south west, including an orchard and a small woodland.

Buntings Cottage

The cottage, which is adjacent to the house, has a kitchen/breakfast room and sitting room on the ground floor with two bedrooms and a bathroom on the first floor and the remainder of the building comprises an open double garage.
Total area = 11.54 acres approx.
**Services**
Mains water, electricity, private drainage and oil central heating.

**Local Authority**
Wycombe District Council. Tel: 01494 461000

**Energy Performance Certificate**
Main House – Band C
Buntings Annexe – Band D

**Directions (Postcode: HP27 9RJ)**
From junction 6 of the M40, take the B4009 towards Chinnor, Princes Risborough and Aylesbury. After approximately 3 miles, pass through Chinnor, continuing along the B4009. After a further 3 miles go straight under the railway bridge and over the roundabout, at Longwick, towards Little Kimble. Then take the first left hand turning (at a grass triangle) and Buntings will be found on the left hand side, after around half a mile.

**Viewing**
Strictly by prior appointment with the sole selling agents, Knight Frank LLP.

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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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