



Old Post Office, Westbury, Buckinghamshire

---

# A pretty period house with flexible accommodation in the heart of a sought-after village.

## Description

The Old Post Office is a wonderful period home, lying towards the centre of the sought-after village of Westbury. The house has been extensively refurbished by the current owners, with of note the impressive kitchen, breakfast and family area together with the spacious principal bedroom suite. The accommodation is flexible, comprising three reception rooms and four bedrooms, with also a large barn within the garden that has lapsed planning consent for conversion to add further accommodation. The gardens are private, with views over open countryside. There is plenty of parking off the gravel drive that leads down the side of the house to the courtyard.

## Distances

Brackley 2.4 miles, Buckingham 5 miles M40 (J10) 6 miles, Bicester North 10 miles (services to London Marylebone from 50 minutes), Bicester 12.7 miles, Milton Keynes 17 miles (London Euston from 32 minutes) Oxford 23 miles, London 75 miles. (All distances and times are approximate)



5



4



3





## Location

Westbury is an attractive and well-located village close to the market town of Buckingham and comprises mostly period properties. It is also conveniently located within easy driving distance of the market towns of Brackley and Banbury. The larger centres of Oxford and Milton Keynes are also within a 30-minute drive.

Schooling in the area is excellent, with Beachborough Preparatory School within walking distance. Winchester House School in Brackley, Stowe, Tudor Hall, and the Grammar schools in Buckingham are all also within a short drive.

Communications in the area are excellent, with the A43 trunk road linking to the M40 at Junction 10 and also the M1 at Milton Keynes. Rail users have a regular and efficient service from Bicester North to London Marylebone in about 50 minutes and 32 minutes from Milton Keynes to London Euston. Bicester Village Retail Outlet is close by, as is the newly opened RH (Restoration Hardware) at Aynho Park and Soho Farmhouse. The famous Silverstone racing circuit, which hosts the British Grand Prix, is only a short drive away.





## Property information

Postcode: NN13 5JR

What3Words: ///blogs.keyboard.lofts

EPC: E

Local authority: Aylesbury Vale District Council

Tenure: Freehold

Council Tax Band: G

Services: Mains drainage and electricity. Oil-fired heating.

## Viewings

By appointment through sole selling agent Knight Frank.



Approximate Gross Internal Floor Area

Ground floor = 187 sq m / 2,018 sq ft

First floor = 150 sq m / 1,612 sq ft

Total area = 337 sq m / 3,630 sq ft

Outbuilding area = 54 sq m / 585 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.



Knight Frank Oxford

274 Banbury Road

Summertown

Oxford

OX2 7DY

[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

Damian Gray

01865 790 077

[damian.gray@knightfrank.com](mailto:damian.gray@knightfrank.com)

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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



