



Dinton Croft, Dinton





Details

Bedrooms: 4

Bathrooms: 3

Reception Rooms: 5

EPC: C

Local authority: Aylesbury Vale District Council

Council tax band: G

Price: £1,950,000

A distinctive period family house built in 1871 by George Devey with beautifully landscaped gardens.

The house occupies a delightful rural position on the edge of the popular village of Dinton and is surrounded by fields with a locally owned vineyard next door. Over the past 20 years, the current owners have significantly extended and improved the property.

The Property

Electric double gates open on to the gravel parking area with a double garage to one side. Steps rise to the front door, leading to a large reception hall. The ground floor has several well-proportioned reception rooms with a study and sitting room on either side of the hall. Both have open fireplaces, and the sitting room has French doors to the side garden. The kitchen/breakfast room forms the centre of the house and is a lovely room with a stone floor and painted units. It has a 4-oven Aga that has recently been converted to electricity and an integrated microwave. Double doors lead into the dining room, which in turn opens into the conservatory with views over the garden. In addition, there is a utility room and a boot room. The drawing room enjoys a double aspect with an open fireplace. There are French doors to the side and a bay window with views up the garden. There is also a cloakroom and a fitted coat cupboard. Stairs lead down to an extensive cellar. The first floor has the main bedroom to the front with a large en suite bathroom. There are three more double bedrooms, one en suite, and a further family bathroom. There is a large light landing with extensive views and access to a good-sized loft.





The Gardens

The gardens are a particular feature of the property. Mainly laid to lawn, they are flanked by several mature trees, including silver birch and beech and several yew, box and native hedges. There is a large paved, west-facing terrace to the rear of the house and a small courtyard garden. The lawn rises gently from the house, surrounded by topiary box balls with yew obelisks making an avenue up the centre. There are well-stocked herbaceous borders, a greenhouse and a range of outbuildings. At the top of the garden is a further area of lawn that was previously a grass tennis court and a woodland area. The house, situated on about 1.33 acres, is fully double-glazed with gas central heating throughout and has an EPC rating of C. There is a private drainage system with mains gas and electricity connected to the property that also benefits from BT Full Fibre broadband.

Location

The house is situated on a quiet country lane on the edge of Dinton with views of the Chilterns. It is within easy reach of London, Oxford, Thame, Aylesbury and High Wycombe. There are several fine period houses and cottages in the village, a Church of England Primary School, and the C13th church of St Peter and St Paul. The Seven Stars pub/restaurant is community-owned and very popular. Dinton is also home to an active and successful cricket club. The area has several other good pubs and restaurants, including the renowned Le Manoir aux Quat'Saisons. The area is good for outdoor activities with easy access to the Chilterns and various golf clubs. There are many local schools, including three grammar schools in Aylesbury and Lord Williams's in Thame. Several private schools are situated nearby and in Oxford as well as hospitals, theatres, cinemas and museums.

Dinton is centrally located with excellent transport connections. The M40 gives easy access to London and Birmingham and their respective airports within an hour's drive. Haddenham and Thame Parkway is on the Chiltern Line with regular mainline services to London Marylebone (from 37 minutes), Oxford and Birmingham. Distances and timings are approximate.















Approximate Gross Internal Area
Lower Ground Floor = 35.2 sq m / 379 sq ft
Ground Floor = 198 sq m / 2,131 sq ft
First Floor = 148.3 sq m / 1,596 sq ft
Garage = 29.1 sq m / 313 sq ft
Outbuildings = 48.4 sq m / 521 sq ft
Total = 459 sq m / 4,940 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.



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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 May 2023. Photographs and videos dated May 2023.

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