



**Meadow View Barn
Worminghall
HP18**

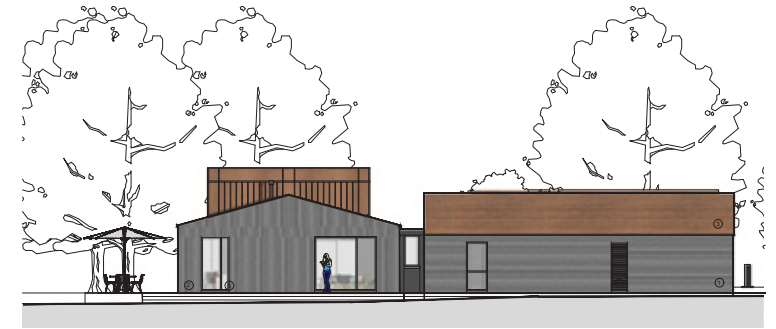


Striking barn conversion of exceptional quality in a rural setting close to Oxford and London.

Thame 7 miles, Haddenham and Thame Parkway Station 8 miles (to London Marylebone 37 minutes), M40 (Junction 7) 8 miles, Aylesbury 16 miles, Bicester Village Designer Outlet Centre 10 miles, Oxford 10 miles, London 52 miles (all distances are approximate).

Local Authority: Buckingham Council





Elevation 1

The Property

Stunning home with striking architectural features, exceptional living spaces and low carbon technology.

Externally the house is covered with elegant black horizontal boards and a contrasting corten coloured cladding, which extends onto the roof of the largest living area.

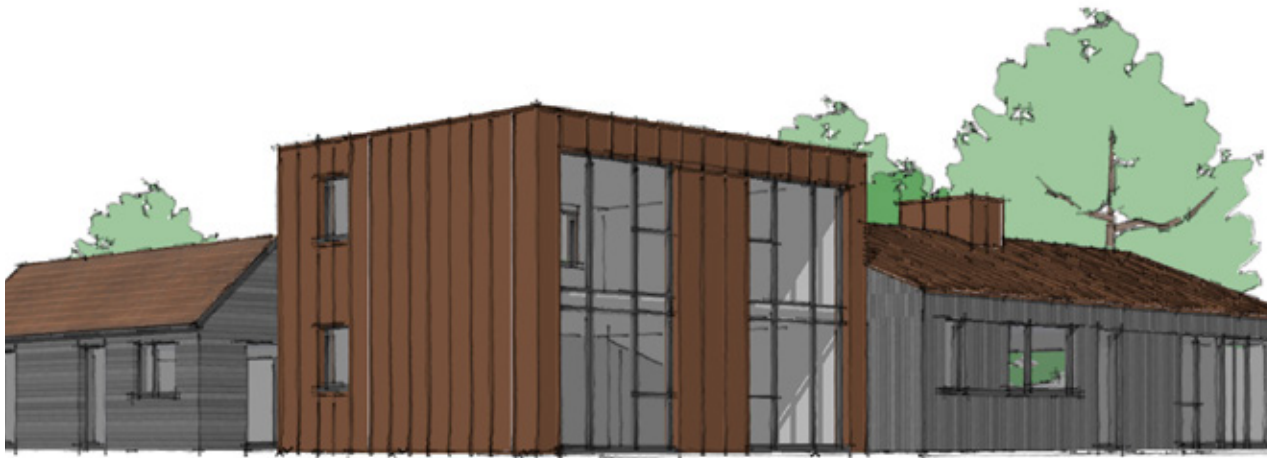
The rear of the house features an almost entirely glazed wall flooding the house with natural light. The house will benefit from solar cells in the roof and an air source heat pump, supplying hot water to underfloor heating.

The accommodation is spread across approximately 3681 squarefeet and most notably comprises a wonderful open plan living room and kitchen with vaulted ceilings, a dual fireplace, and views out to the garden and beyond.

There are four bedrooms with potential for a fifth and a smaller study, depending on a purchaser's requirements. Those bedrooms will be served with individual bathrooms. The rest of the rooms include; a sitting room and a large utility room. The house is set in a generous plot of 1.96 acres surrounded by uninterrupted open countryside. It is approached by a gravel driveway that can comfortably accommodate several cars.



Elevation 2



Elevation 3

Other Information

There is flexibility around the 5th bedroom, which could be enlarged or made smaller to create a larger study. It can be completed to suit a purchaser's requirements.

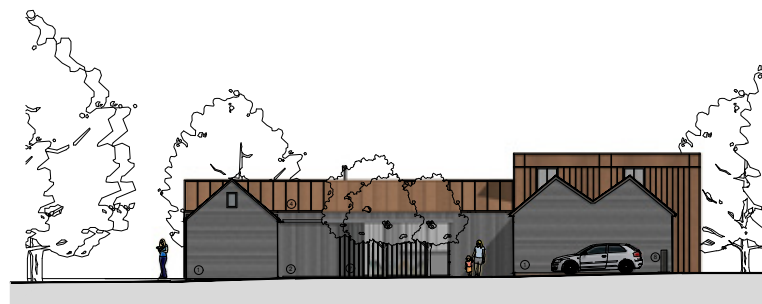
Finishes include tiled stone flooring, a bespoke kitchen with all top end appliances, and stone worktops. Depending on when an agreement to purchase is made there will be opportunities to personalise the finishes, both internally and externally.

Further land and outbuildings are available the site expands to a further 20 acres, which could be used for equestrian, agricultural or private use.

Meadow View Barn is a development by Arte Construction. Further examples of their work can be found at <https://arteconstruction.co.uk/about-us/>.

Situation

Worminghall is a charming village and parish in the Aylesbury Vale district of Buckinghamshire. The nearby market town of Thame has an excellent range of shops and amenities including Waitrose supermarket, pubs and restaurants, 3 primary and 1 secondary school. Oxford is 12.6 miles away and offers a range of shopping and cultural amenities. Haddenham and Thame Parkway is 8.4 miles with fast trains to London in 41 minutes and just 5 miles from junction 8 of the M40. Excellent schools close by include Ashford and Swanbourne. Oxford schools include The Dragon, Summer Fields, St. Edward's and Headington School amongst others.



Elevation 4

Meadow View Barn

Approximate Gross Internal Area

Ground Floor = 272.8 sq m / 2,936 sq ft

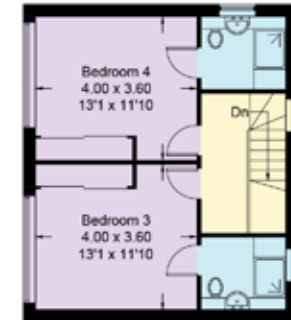
First Floor = 44.9 sq m / 483 sq ft

Bike Store / Plant Room = 15.7 sq m / 169 sq ft

Total = 333.4 sq m / 3,588 sq ft



Ground Floor



First Floor

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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