



**Monkcomb Farm**  
East Claydon

[www.bb-estateagents.co.uk](http://www.bb-estateagents.co.uk)



Home & Estate Agents



A unique and contemporary 5 bedroom detached barn conversion, with the option to buy up to 10 acres of grazing land directly behind the house by separate negotiation, with access to the extensive local bridleway network. The property boasts 2603 Sq Ft of accommodation, a fabulous kitchen/family room, snug, utility room, 4 bathrooms and 1 acre of garden with far reaching views over the stunning surrounding countryside which can be seen from almost every room in the house.

Discretely situated within a group of three other barn conversions, occupying a rural position just outside the village of East Claydon and a short drive to the market town of Winslow.

## The Granary, Monkcomb Farm, East Claydon, Buckingham, MK18 2LF

### Offers in the Region of £1,100,000

- Five Bedroom Contemporary Detached Barn Conversion
- An Option to Purchase up to 10 Acres of Grazing Land
- 1 Acre Garden with Stunning Countryside Views
- Fabulous Kitchen/Family Room
- 2nd Reception Room
- Separate Utility Room
- Three Ensuite Bedrooms
- Family Bathroom
- Catchment for The Royal Latin
- Extensive Network of Bridleways & Footpaths Close by



Robert House, 19 Station Road, Chinnor, Oxfordshire, OX39 4PU

**01844 354554**

[www.bb-estateagents.co.uk](http://www.bb-estateagents.co.uk)

 **rightmove**.co.uk  
The UK's number one property website

 **PrimeLocation**.com

 **Zoopla**.co.uk

## Location

East Claydon is an attractive Buckinghamshire village benefiting from a Church of England school and nursery and an attractive church. It also benefits from many footpaths and circular walks through the surrounding countryside. A wider range of amenities can be found in nearby Winslow.

The area is well served with schools including - Swanbourne House, Winchester House and Ashfold and a very highly regarded state primary - Whitchurch Combined School. Secondary schools, most with bus services from the village, include Stowe, Berkhamsted School, Akeley Wood, Thornton College, Waddesdon Church of England Secondary and the highly sought-after Royal Latin Grammar School.

Commuter communications are very good with fast train services from Bicester, Haddenham and Thame Parkway, Princes Risborough, Milton Keynes or Leighton Buzzard to London. Not forgetting the new trainline coming soon in Winslow Town. The motorway network is accessed at Junction 9 of the M40.



## Description

The property consists of: entrance hallway where all rooms lead from, with a downstairs cloakroom and storage cupboard.

From the spacious hallway is the fabulous dual aspect kitchen/family room which is the real heart of the home, a place to socialise with family and friends, or simply to gather at the end of a busy day and admire the countryside views or even your own horses through the two sets of Bi Fold doors.

The well appointed kitchen has ample eye and waist level storage units, middle island with breakfast bar seating and further storage, integrated full height fridge and dishwasher, Quooker hot tap, double ovens and fitted microwave and wine chiller. There is also a second reception room and a separate utility room with additional storage, integrated full height freezer, sink and fitted washing machine and separate dryer and a door to the rear garden, making this the perfect entrance for mucky dogs or children.

Upstairs there are five double bedrooms with three benefitting from luxurious ensuite facilities and a family bathroom. All rooms have picture gallery windows to make the most of the available views.

### Outside

To the front of the property there is a small garden and ample parking for numerous cars. The 1 acre garden is laid to lawn just waiting for the new owner to add their own personal touch. There is also a sociable patio that runs the length of the property.



Other notable features include: LPG gas central heating with all rooms downstairs enjoying underfloor zoned heating which can be controlled via an App. The building has been constructed from timber framed SIPs panels, with British Sweet Chestnut cladding, complimented by triple glazed aluminium doors and windows and a black aluminium power coated roof. The property comes with a 10 year build warranty. Drainage is on a Bio-disc treatment plant. Solar panels are fitted to the property.



## General Remarks and Stipulations

Tenure  
Freehold

EPC Rating  
C

Local Authority  
Aylesbury Vale District Council

Viewing  
Strictly by appointment with Bonners & Babingtons

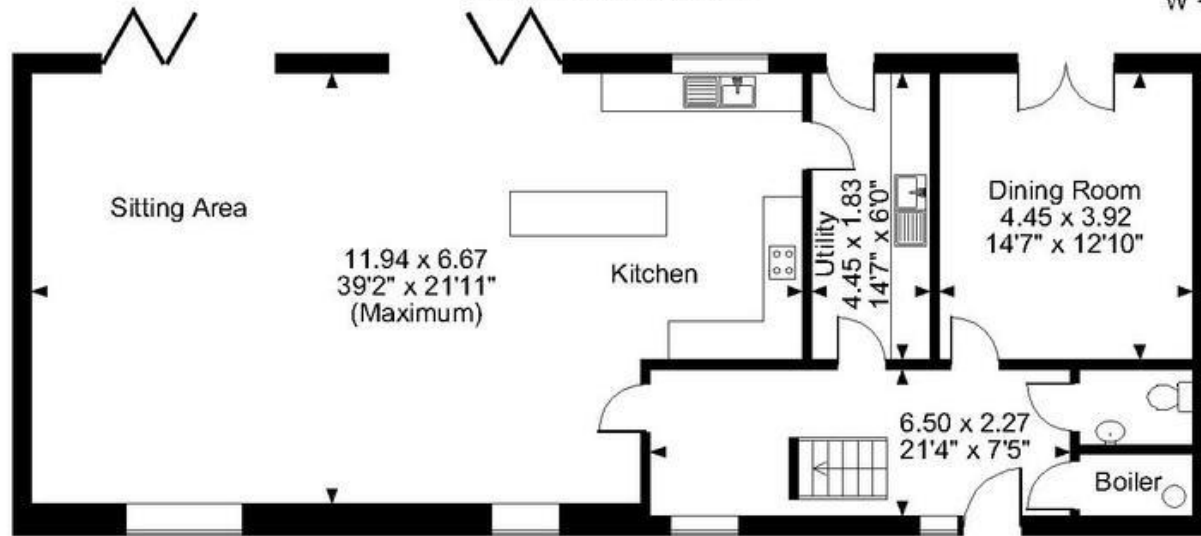
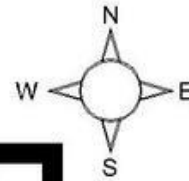
**Important Notice**  
Bonners & Babingtons, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

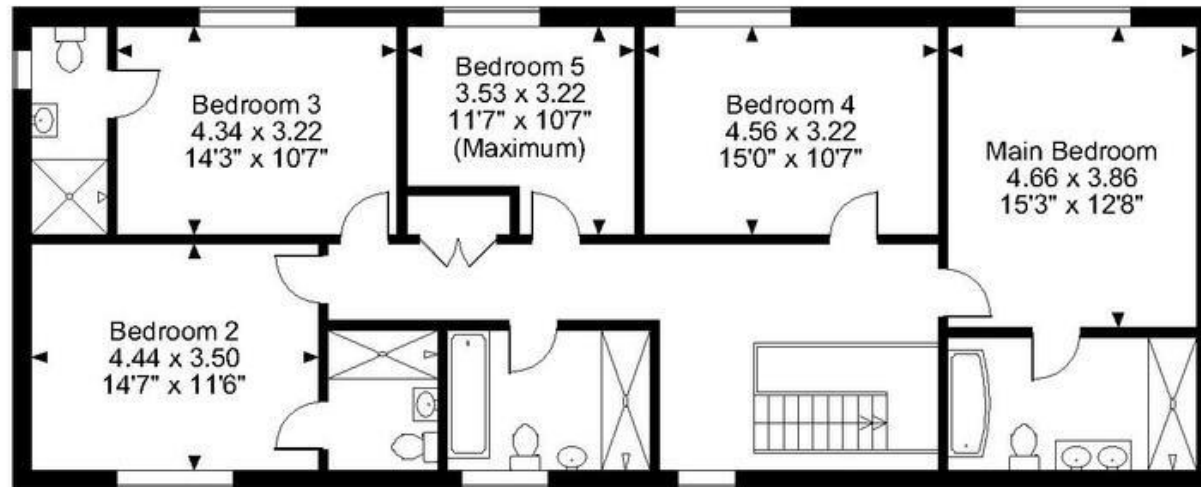
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bonners & Bonners & Babingtons have not tested any services, Babingtons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



The Granary, East Claydon, Buckingham  
Approximate Gross Internal Area  
2603 Sq Ft/242 Sq M



Ground Floor

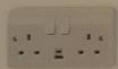


First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8544864/MMC



**BB**  
Bonners & Babingtons