



Henton

www.bb-estateagents.co.uk

BB

Bonders & Babingtons



A stunning and unique 4 bedroom barn conversion with separate auxiliary out building, ideal for an annex or games room. The property is set within beautiful well maintained mature gardens, backing onto farmland in this sort after village with a thriving local pub and great countryside walks.

Minstrels Barn, Henton, Oxfordshire, OX39 4AE

Guide Price £1,250,000

- Stunning & Unique 4 Bedroom Detached Barn Conversion
- Separate Auxiliary Building for Annex or Games Room
- Beautiful Private Mature Gardens
- Bespoke Kitchen/Diner
- Sun Room & Dining Room
- Reception with Wood Burning Stove
- Separate Utility Room
- Mezzanine Home Office
- Sizable Master Bedroom with Ensuite
- Fabulous Countryside Walks



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

01844 354554

www.bb-estateagents.co.uk



Location

The hamlet of Henton is situated only a mile to the East of Chinnor with it's comprehensive range of shopping and other local facilities. There are excellent equestrian facilities locally and easy access onto the Ridgeway and into the Chilterns.

The Peacock is a local hotel and public house. Princes Risborough station is within 3 miles and provides a commuter link to London (45 minutes) and the Midlands.

The M40 is within 4 miles and provides commuter access to London and Oxford. The market towns of Princes Risborough and Thame are both within a short drive and local schooling is excellent in both the public and private sectors.



Description

The property, converted in 1990, has been a much loved family home for the current owners for 30 years and is now ready to welcome the lucky new owners.

The property consists of: The grand full height entrance hallway which is central to the property and where all rooms lead from, shows a sneak peek of the mezzanine level, The dual aspect snug room with wood burning stove, is perfect for cosy winter nights in, which also has doors to the dining room and sun room. The dining room can also be accessed from the main hallway with an easy flow to the kitchen and also doors to the sun room.

The spacious dual aspect sun room is designed to be used all year round, where the pretty garden can be appreciated regardless of the weather.

The extended dual aspect kitchen/diner really is the heart of the home, a great place to socialise with friends or simply for the family to gather at the end of the day. The bespoke 'Underwood' kitchen has ample eye and waist level storage, stylish curved units, granite work tops, range cooker, integrated dishwasher, fitted microwave and American style fridge/freezer. The dining area has fitted banquette seating and overlooks the rear garden and views beyond.

There is a separate utility room with plumbing for white goods, sink, further storage and a door to the rear garden, the ideal entrance for muddy dogs or children.

From the inner hallway there are two guest bedrooms and a family bathroom with bath and overhead shower. The elegant master bedroom also on the ground floor, is not only spacious but also boasts a bank of built in wardrobes, modern ensuite shower facilities with rail fall shower, his and hers sinks, built in vanity units and French doors to the secluded patio and garden. From the inner hallway there is a staircase to the fourth bedroom, a bathroom and mezzanine level currently used as a home office.

The Annex/Out building

Separate to the main house there is a sizable auxiliary detached building, that could be used as an annex or games room, with a modern kitchenette and shower room. As part of this building there is a garden storage area that could be combined to the annex if required.



Outside

To the front of the property there is ample driveway parking and a double garage with power and lights and electric doors. The formal walled south facing garden is laid mainly to lawn with mature beds and borders, rose bushes and a silver birch and bay tree, there is also a sociable patio area and a summer house. The rear garden is also to lawn, surrounded by neatly trimmed mature hedging, a well established fruit growing area, greenhouse and double gates to the road providing an additional entrance if required.

Other notable features include: Oil central heating, mains drains and water.



General Remarks and Stipulations

Tenure
Freehold

EPC Rating
D

Local Authority
South Oxfordshire District Council – Band F

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 & Babingtons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Approximate Gross Internal Area
 Ground Floor = 210.2 sq m / 2,262 sq ft
 First Floor = 49.6 sq m / 534 sq ft
 Annexe = 43.4 sq m / 467 sq ft
 Garage = 28.6 sq m / 308 sq ft
 Total = 331.8 sq m / 3,571 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.



BB
Bonners & Babingtons