



banners & babingtons

Manor Farm Barn  
Crowell



# Manor Farm Barn, Crowell, OX39 4RP

Offers in Excess of: £480,000

A fabulous and beautifully presented 2 bedroom, 2 bathroom barn conversion, discretely set back from the road within a small development of just 5 other properties. Boasting views over open countryside and pony paddocks, with the added bonus of a separate garage.

The property was built in 2022 and has been finished to an incredibly high standard, offering stylish contemporary living.

On entering the property you are welcomed into a bright, elegant room that boasts stone flooring throughout and is complemented by underfloor heating. The open plan reception area is informally separated by a wood burning stove, incorporated in an exposed brick feature wall that leads to the sociable kitchen/dining area. The kitchen is well appointed with ample waist and eye level units, integrated dishwasher, fridge freezer, double oven, stylish breakfast bar with induction hob and quartz work tops throughout.

There are two sets of French doors leading out to the enclosed rear garden, making this an excellent room for indoor/outdoor living. There are further French doors at the front of the property opening to the front garden area, perfect for enjoying the evening sun and views of neighbouring paddocks and horses.

Upstairs are two large double bedrooms, with the first benefitting from built in wardrobes and ensuite shower room, comprising; walk in shower with rainfall shower head, heated towel rail and sink with vanity drawers. Bedroom two enjoys views of the countryside and has an ensuite bathroom with over bath rainfall shower, heated towel rail and sink with vanity drawers. Also upstairs is a useful storage cupboard and second laundry cupboard with plumbing for washing machine.







Outside: The rear South Westerly facing garden has patio space for seating and dining, a lawn area with cherry blossom tree and is bordered by beech trees, rose bushes and twisted willows, making it a private haven during the warm summer months. There is gated access to the back of the garden leading to the separate carports.

Other notable features: LPG gas central heating, remaining NHBC warranties, ample parking for you and your guests, outside tap and power.

### Location

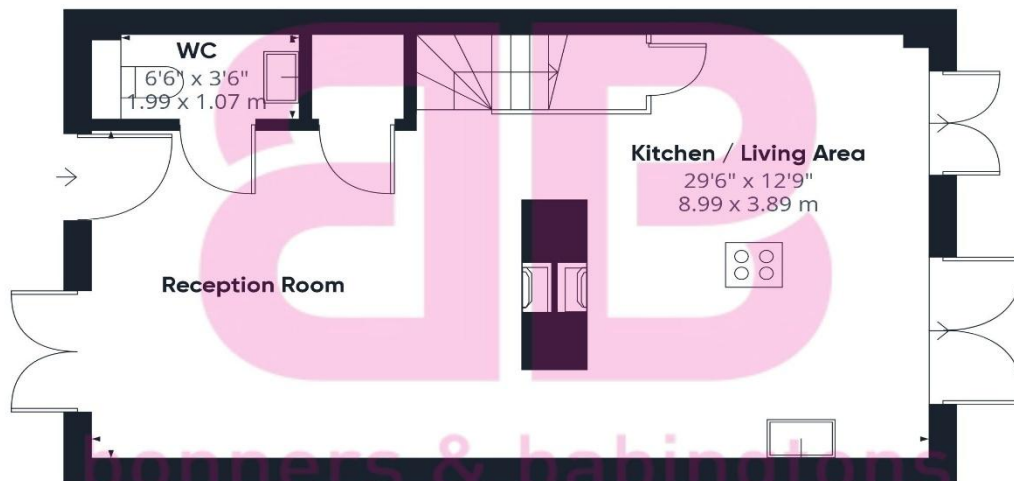
Crowell is a picturesque hamlet nestling at the foot of the Chiltern Hills and surrounded by open countryside but is within close proximity to Chinnor, Thame, Watlington and Princes Risborough.

There are excellent road and rail links to Oxford, High Wycombe, London and Birmingham with mainline railway stations at Princes Risborough and Haddenham both with a regular service to London Marylebone. The village boasts a church and a popular public house.

Council Tax Band C







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

1011.91 ft<sup>2</sup>  
94.01 m<sup>2</sup>

Reduced headroom

33.9 ft<sup>2</sup>  
3.15 m<sup>2</sup>

(1) Excluding balconies and terraces

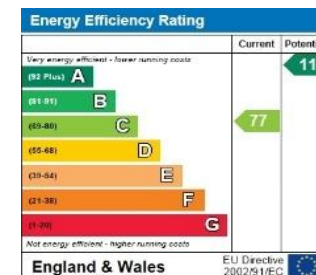
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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#### Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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