



Wotton Underwood  
Buckinghamshire  
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**ab**  
Bonners & Babingtons







A beautifully presented, contemporary 4 bedroom barn conversion with paddock, stables and garage. Discretely position within a plot of 1.05 acres, boasting fabulous countryside views and stunning walks on your doorstep.

The Poplars, Wotton Underwood, Aylesbury, Buckinghamshire, HP18 0RX

Guide Price £1,150,000

- Contemporary 4 Bedroom Barn Conversion
- Paddock, Stables, Workshop & Garage
- Plot Of 1.05 Acres
- Fabulous Countryside Views & Stunning Walks on The Doorstep
- Open Plan Kitchen/Family Room
- 2 Further Reception Rooms
- Separate Utility Room
- 2 Bedrooms with Ensuite Facilities & Family Bathroom.
- Private Gated Driveway
- Parking For Numerous Cars & Horseboxes



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## Location

Wotton Underwood is a hamlet in the heart of the Aylesbury Vale, and has far reaching views along with plenty of footpaths to enjoy.

Extensive shopping facilities are situated at Thame, Oxford, Bicester Retail Outlet, Aylesbury, and Milton Keynes.

The nearby villages of Brill and Grendon Underwood provide schools and daily shopping needs.

For commuting the A41, 2 miles away, provides easy access to Bicester and Aylesbury (12 miles), both towns with mainline stations to London, Marylebone arriving in less than an hour. Haddenham and Thame Parkway also serve Marylebone in under 40 minutes.

Oxford lies some 14 miles away and the M40 approximately 10 miles. There is a Village Primary School in Grendon Underwood, and Preparatory Schools can be found at Ashfold in Dorton, Oxford, and the reputable Waddesdon school nearby. The property also has easy access to a number of Public Schools and Grammar Schools at Aylesbury.





## Description

The property is set back from the country lane behind mature hedging and can be accessed via electric gates into the private driveway, where there is ample parking for numerous vehicles to the front and rear of the property.

The property consists of: Grand entrance hallway where all rooms lead from, with a spectacular vaulted ceiling that most visitors will admire.

From the hallway there is a useful downstairs cloakroom and a good size dining room for more formal occasions.

The real heart of the home is the open plan kitchen/family room, a wonderful space to entertain friends or simply for the family to gather at the end of a busy day, and with bi-fold doors to the garden this gives a indoor/outdoor living space.

The well appointed Siemens kitchen, has ample eye and waist level storage, integrated dishwasher and wine cooler, Quooker hot tap, two ovens, induction hob, space for an American style fridge/freezer and a sociable middle island with additional storage. From the family room there is also a separate dual aspect reception room and a separate utility room with plumbing for white goods, further storage, sink and a door to the side of the property, making this the perfect entrance for mucky dogs or children.

Upstairs there are four double bedroom, with three boasting views over the pretty garden, paddock and countryside beyond.

The master bedroom benefits from built in wardrobes and a luxurious ensuite, with a double walk in shower. The guest bedroom also offers an ensuite shower room and the family bathroom serves the other rooms. There is storage within most of the bedrooms and a walk in cupboard in the galleried landing.



### Outside

The front garden is privately enclosed with mature laurels and laid to lawn. The rear garden is laid mainly to lawn, with a selection of plants, roses, olive tree and hedging plus a generous patio area for alfresco dining.

The enclosed paddock lays behind the garden, where there is also a large graveled area for parking or storing cars/horse boxes. The beauty is, should you wish to keep livestock, they can be seen from the garden and most of the rooms in the house.

The property comes with three stables, a workshop and garage with electric doors, plus water, lights and power.

Other notable features include: air source heating, underfloor throughout the ground floor, remaining NHBC warranty, fibre broadband to the property and a private treatment plant.



## General Remarks and Stipulations

**Tenure**  
Freehold

**Services**  
Private Drainage, Mains Water & Electric

**EPC Rating**  
C

**Viewings**  
Strictly by appointment with Bonners & Babingtons

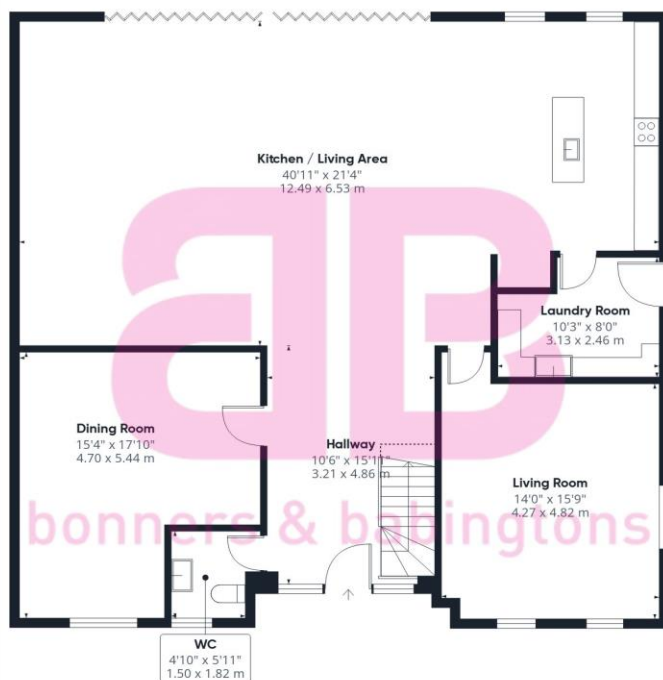
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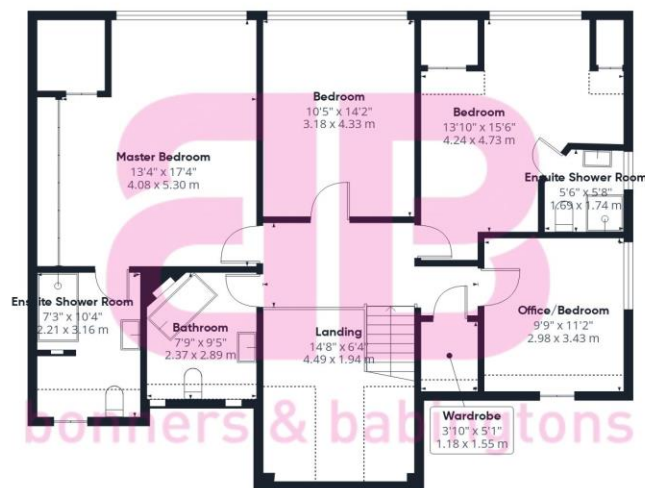
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

3334 ft<sup>2</sup>

309.8 m<sup>2</sup>

Reduced headroom

62 ft<sup>2</sup>

5.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



