



Horseshoe Barn, Bullocks Farm Lane
Wheeler End

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A charming detached barn conversion, cleverly remodelled and thoughtfully designed in 2012. This delightful property offers a wealth of attractive features, including an impressive, vaulted reception room with a mezzanine providing an ideal study space, and four well-appointed bedrooms, each benefiting from ensuite facilities.

Horseshoe Barn, Bullocks Farm Lane, Wheeler End, High Wycombe, Buckinghamshire, HP14 3NJ

Guide Price £1,000,000

- CHARMING DETACHED BARN CONVERSION
- SELF CONTAINED ANNEXE
- MEZZANINE IDEAL FOR A HOME OFFICE
- FOUR WELL-APPOINTED BEDROOMS WITH ENSUITE FACILITIES
- IDYLIC WHEELER END COMMON SETTING
- OPEN PLAN LIVING/DINING AREA
- PRIVATE BRICK-PAVED COURTYARD
- STUNNING REAR GARDEN



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PROTECTED



Wheeler End

The hamlet of Wheeler End dates back to Anglo Saxon times and is made up mainly of a collection of terraced houses and free standing properties surrounding the village common. The hamlet is located close to the A40 between West Wycombe and Stokenchurch, north of High Wycombe and the market town of Marlow. The hamlet is surrounded by arable land belonging to the West Wycombe Estate of Sir Edward Dashwood. The M40 can be accessed at Stokenchurch (J5) and the mainline trains at High Wycombe station can reach central London in 35 minutes.



Description

A charming detached barn conversion, cleverly remodelled and thoughtfully designed in 2012. This delightful property offers a wealth of attractive features, including a useful annexe, an impressive vaulted reception room with a mezzanine providing an ideal study space, and three well-appointed bedrooms, each benefiting from ensuite facilities.

The impressive open-plan living room is a real feature of the property, enjoying a vaulted and beamed ceiling, exposed brickwork, feature fireplace with cast iron log burner and a striking glass and steel spiral staircase rising to a useful mezzanine, ideal as a study area.

The living space flows seamlessly into the superb kitchen/diner, fitted with an extensive range of shaker-style units, Corian work surfaces and a central island/breakfast bar with integrated appliances such as a double oven, microwave, steamer, dishwasher and wine fridge, with space for an American-style fridge freezer. There are three generous bedrooms, all benefiting from ensuites, with two featuring vaulted ceilings adding to the character. The master bedroom has doors opening onto the courtyard and a luxurious ensuite bathroom with freestanding bath and separate shower. Bedroom 2 enjoys a vaulted ceiling, built-in wardrobe and rear garden access. Bedroom three also has direct courtyard access.

A particularly useful feature is the self contained annex, comprising a versatile living/bedroom with vaulted ceiling and exposed central beam, fitted kitchen and separate shower room. This provides excellent flexibility for guests, family members, working from home or potential ancillary accommodation.

Outside, the property is approached through a secure entrance leading to a private brick-paved courtyard, providing an excellent entertaining area with garden lighting. To the rear is a predominantly lawned private garden with paved and a large patio area, ideal for summer dining, together with a large garden shed and log store. The garden enjoys attractive views across to the village green. The large shingled driveway flows to further parking beyond electrically operated gates, where there is also a useful storage area.

Other notable features : oil central heating, underfloor heating throughout.





General Remarks and Stipulations

Tenure
Freehold

Post Code
HP14 3NJ

Services

Viewing
Strictly by appointment with
Bonners & Babingtons

EPC Rating
D

Local Authority
F

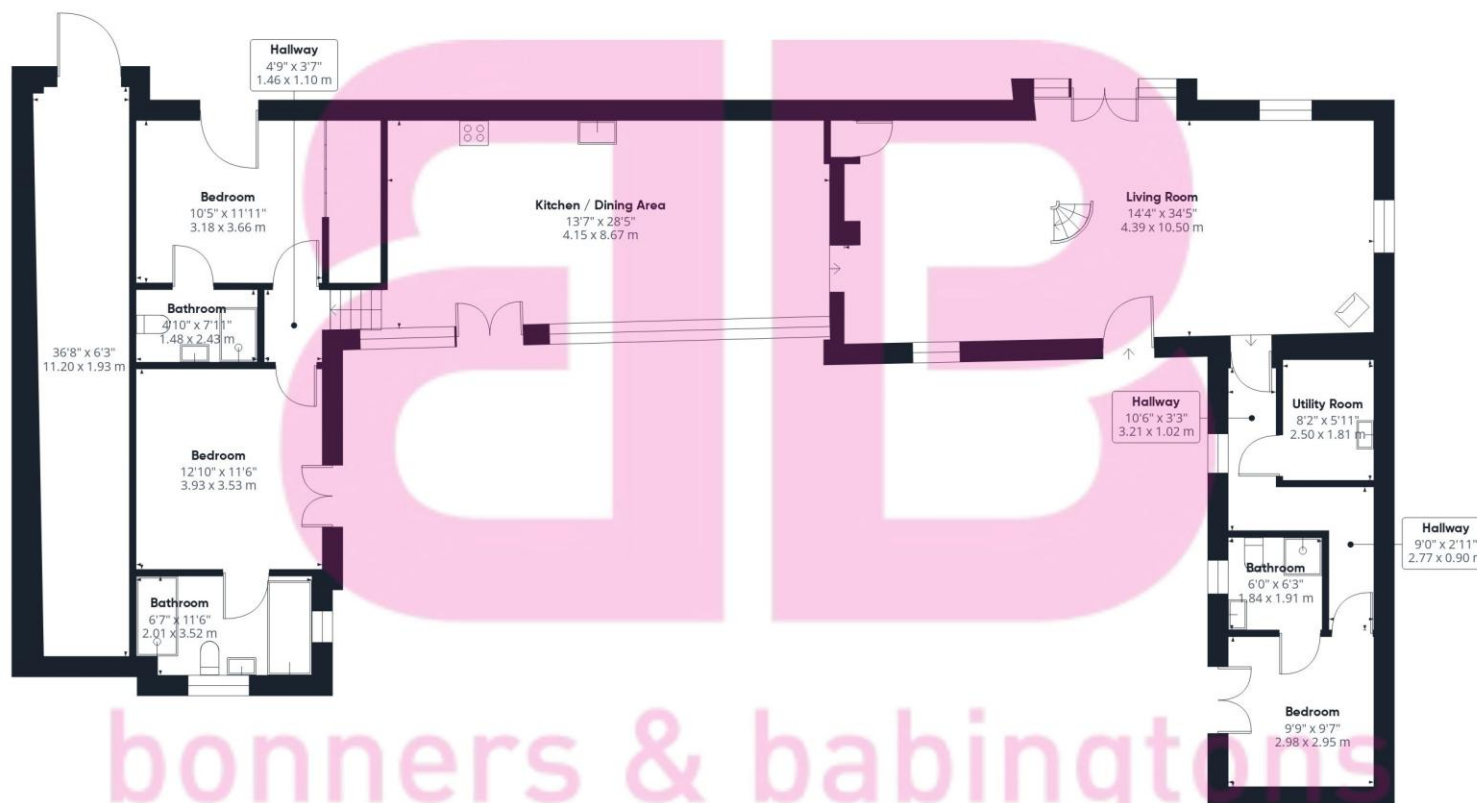
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

2563 ft²
238.2 m²

Reduced headroom

128 ft²
11.9 m²

(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.

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