



A fantastic opportunity to purchase a five-bedroom period home extended to provide flexible accommodation arranged over two floors, on a generous plot, in the heart of the desirable Buckinghamshire village of Akeley.

Approached over a driveway providing parking for numerous vehicles Church Farm House occupies an enviable plot within the village.

The entrance hallway leads into the large kitchen/breakfast room, which enjoys views over the rear garden.

The kitchen is fitted with floor and eye-level units, and an AGA. The dining area has plenty of space for a large table and chairs, making for the perfect area for casual dining and entertaining.

A useful utility room and boiler room can be accessed off the kitchen, with a door to the rear garden it is perfect for storing coats and wellington boots.

The dining room lends itself to formal dining, it would also make for a great family room or playroom.

The drawing room has an abundance of period and character features, exposed beams, attractive stonework, a pretty window seat, and a large feature inglenook to name but a few.

The sitting room is accessed via the drawing room and features a bay window overlooking the front garden, and a feature fireplace.

A W.C in the hallway completes the ground floor accommodation.

The first floor is accessed by stairs leading off the drawing room. The master bedroom boasts an en-suite bathroom and views over the rear garden.

In addition to the master bedroom, there are four further double bedrooms and a family bathroom.

There is access to the loft from the first floor, which could offer scope for further accommodation subject to planning.

Outside the front garden is enclosed by stone and brick walls.

The rear garden is mainly laid to lawn with mature trees and hedging. A garden path leads to the brick-built store.

The garden extends from the driveway to the left and boasts mature fruit trees along with plenty of space to grow vegetables or create large areas of lawn.

There is also a useful wooden storage shed for all the garden tools.

Situation and Schooling.

The village of Akeley has a primary school, a public house, and a village hall. Shopping and leisure facilities are located in Buckingham including a Waitrose and a Tesco supermarket (3 miles)

Bicester is also within easy reach, along with the popular Bicester Village. A wider range of shops are located in Milton Keynes (12 miles)

There are private and public schools in the area including Akeley Wood, Stowe School, Thornton College, Swanbourne House, Winchester House, and Beachborough School.

The A43 leading to the M1 and M40 is easily accessible, with a regular train service to London Euston from Milton Keynes, or London Marylebone from Bicester and Banbury stations.





Accommodation Comprises:

Ground Floor - Entrance Hallway, Kitchen/Breakfast Room, Dining Room, Drawing Room, Sitting Room, Utility Room, W.C

First Floor - Master Bedroom With En-Suite Bathroom, Four Double Bedrooms, family Bathroom.

Large Loft Room.

Outside - Driveway Providing Parking For Several Vehicles. Brick-Built Store and Two Sheds.

Grounds And Garden Extending To Approximately An Acre.

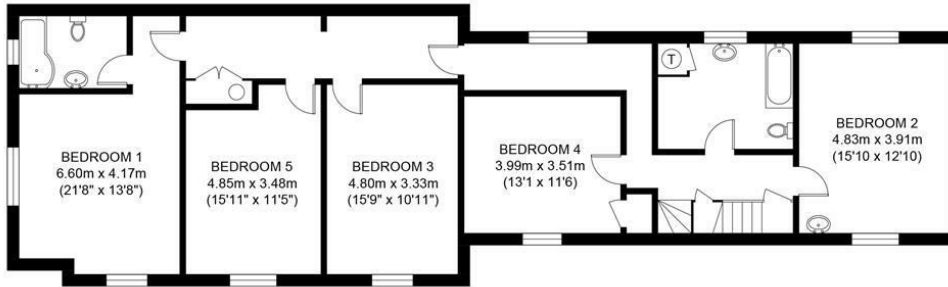
Services - Oil-Fired Central Heating, Mains Water, Mains Drainage, Fibre broadband.

Local Authority - Buckinghamshire Council

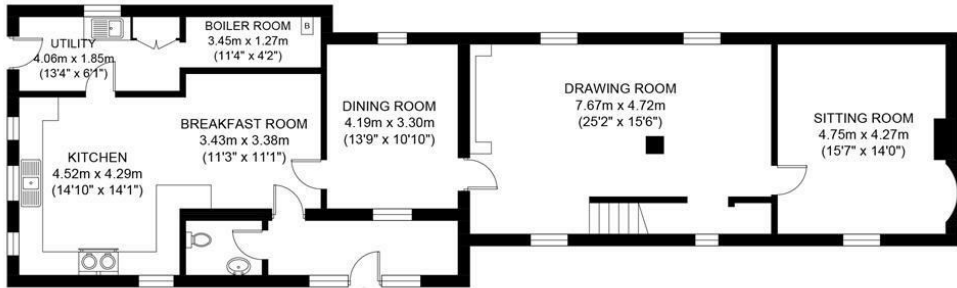
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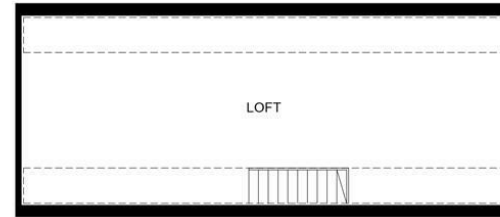




FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1448 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1425 SQ FT

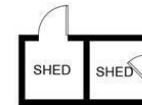


LOFT GROSS INTERNAL
FLOOR AREA 650 SQ FT

= Reduced headroom below 1.5m / 5'0"



STORE GROSS INTERNAL
FLOOR AREA 150 SQ FT
(Not Shown In Actual
Location / Orientation)



SHEDS GROSS INTERNAL
FLOOR AREA 50 SQ FT
(Not Shown In Actual
Location / Orientation)

APPROX. GROSS INTERNAL FLOOR AREA
(INCLUDING STORE / SHEDS) 3,723 SQ FT / 345.9 SQ M
CHURCH FARM HOUSE

All measurements of walls, doors, windows and fitting and appliances,
including their size and location, are shown as standard sizes and
therefore cannot be regarded as a representation by the seller.

