

QUADRANT
VILLAGE HOMES

Fairfields, Lines Hill, Aston Abbots, HP22 4RQ

Offers in excess of £1,850,000

An Exceptional Country Residence nestled in the heart of Buckinghamshire Countryside located in a unique secluded setting enjoying far-reaching views across open countryside . The property is positioned between the villages of Aston Abbots and Weedon. Set well back from the road and approached discreetly via a tree lined private driveway. The property boasts spacious accommodation and has a large timber-framed barn with attached garage for multiple vehicles making it ideal for contemporary family living.

The main front door leads into a spacious hall, which then divides into East & West Wings.

The East Wing comprises five bedrooms, The principle bedroom benefits from a dressing room, en-suite also boasts a vaulted ceiling and doors to the patio, whilst bedroom 2 and 3 also have ensuites It is worth noting each of the bedrooms enjoys views over the attractive rear garden and the rolling countryside beyond.

The west wing comprises of a spacious sitting room accessed via French doors from the entrance hallway. Exposed feature timbers, a brick-built fireplace and French doors leading onto the rear garden make for a fabulous room for large gatherings.

An additional inner hallway leads through to stairs rising to a first-floor study, which is ideal for those who work from home.

A shaker-style kitchen/breakfast room with a range of integrated appliances has plenty of space for a large table and chairs, so casual dining and weekend lunches are made easy.

Adjacent to the kitchen/breakfast room is a smaller reception room that lends itself perfectly to being utilised as a playroom or a second study.

The dining room is accessed via double doors; it also has two large windows overlooking the side of the property.

The largest of the reception rooms in this stunning property is at the far end of the west wing, with an open feature fireplace with a wood-burning stove, exposed period timbers and doors leading out onto the private rear garden.

The grounds are a particular highlight at Fairfield. A long tree-lined drive leads through to a sweeping gravelled driveway with established borders, mature trees, and manicured lawns setting the scene for what is to follow in this much-loved barn conversion, which has been brought to the market for the first time since 1994.

A private orchard sits to the left of the driveway, with gated access leading through to further gravelled parking and the outbuildings, which consist of a beautiful open side timber-framed barn, approximately 58'x17' which is currently used for parking, but it offers further potential for a number of purposes subject to planning permission.

In addition to the barn, there is garaging providing 50'x19' of usable space for vehicles.

The rear garden has an expansive area laid to lawn with mature trees and shrubs. The post and rail fencing allows you to enjoy the uninterrupted countryside views beyond the property, and the patio area is perfect for al-fresco dining and BBQ's.

Location:
Located at the edge of Aston Abbotts. Aylesbury is approximately 5 miles to the south and Milton Keynes 17 miles to the North; both towns provide an extensive range of shopping facilities, recreational facilities, theatres and restaurants, along with fast train links to London.
The A41 gives access to the M25 and the M1. Luton Airport is 24 miles away and Heathrow Airport 45 miles.

There is an excellent selection of schools locally, which include Swanbourne Prep School, Stowe, Thornton College, Winchester House Prep School, and Grammar schools in Buckingham and Aylesbury as well as the Berkhamsted school.





Accommodation Comprises:

Ground Floor - Entrance Hallway providing access to all Bedrooms on the left-hand side of the property and Living accomodation to the right.

In addition to the sitting room with its wood burning stove, there is a large spacious family room, a dining room, kitchen/breakfast room, utility room, a playroom, and a cloakroom.

There are four bedrooms which are serviced by a family bathroom, bedroom 2 and 3 also have en-suite shower rooms. The Principal bedroom has a dressing room along with an en-suite with a bath and a shower.

Stairs from the dressing room lead to a mezzanine storage area and stairs adjacent to the utility room lead to a study.

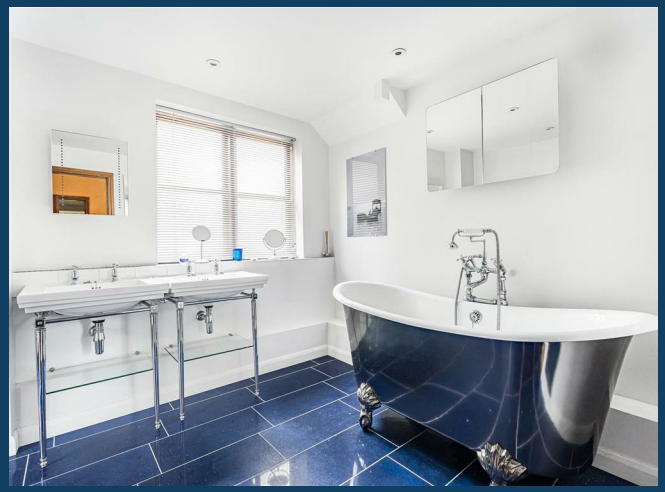
Outside - There is extensive driveway parking, front lawn, an orchard, and landscaped rear Garden.

Timber framed open barn and garaging for 4 vehicles, electric charging point.

Freehold Property
Brick-Built, Tiled Roof
Services:
Mains Electric
Mains Water
Septic Tank (Klargester)
Oil-Fired Central Heating
Mobile Phone Coverage - Check With Ofcom
Broadband - Starlink
EV Charging Point

Local Authority - AVDC
Council Tax Band -F
EPC Rating -D











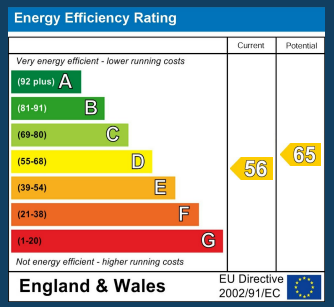






Approximate Gross Internal Area 3711 sq ft - 345 sq m
(Excluding Outbuilding)
Ground Floor Area 3413 sq ft – 317 sq m
First Floor Area 298 sq ft – 28 sq m
Outbuilding Area 1972 sq ft – 183 sq m







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