



Attractive & spacious barn conversion full of character

Granary Barn, Kingshill Road, Four Ashes, High Wycombe, Buckinghamshire HP15 6LH

Freehold



Reception hall • 2 reception rooms • kitchen • 6 bedrooms (1 en suite) • 2 bathrooms • shared drive and garage • walled terrace and garden

Local information

High Wycombe 2.1 miles, M40 (J4) 3.8 miles, Beaconsfield 6.9 miles, Amersham 7.4 miles, central London 31 miles. All distances are approximate.

Four Ashes is a small hamlet located between High Wycombe and Amersham, local shopping facilities and restaurants can be found at Hazlemere crossroads and Cosy Corner. High Wycombe has an abundance of facilities including cinema complex, John Lewis department store, Waitrose, a variety of shops, supermarkets, restaurants and leisure facilities, the closest being the nearby sports centre and swimming pool complex at Handy Cross. Within the town centre, the Eden Centre which comprises of shops, a 12-screen cinema complex, state of the art bowling alley, library and restaurants. Nearby sporting facilities include golf at Flackwell Heath and Harleyford, with Marlow offering rowing and the famous Bisham Abbey Sports Centre, as well as pretty riverside walks at both Marlow and Bourne End.

High Wycombe mainline station also links to London Marylebone. J4 of the M40 gives access to London to the east and Oxford to the west, in addition to the A404 Marlow bypass, with its direct link to the M4 at J8/9.

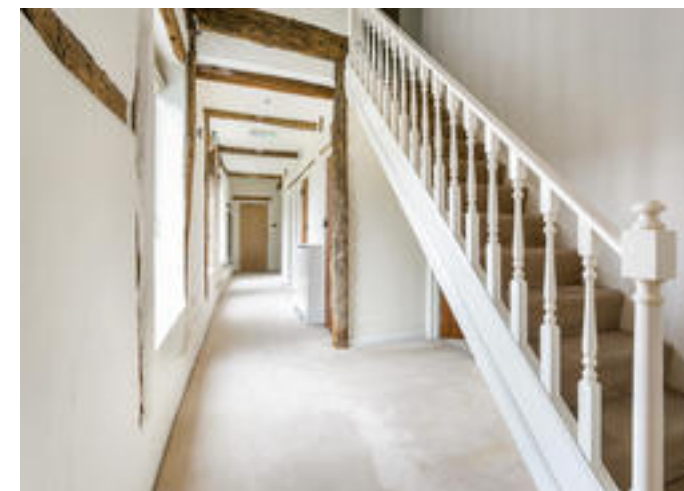
The area is renowned for its choice and standard of education, with Buckinghamshire being one of the last counties to maintain the traditional grammar

school system. The property is ideally situated to take full advantage of the choice of grammar schools which include The Royal Grammar School (boys) 0.9 miles, John Hampden Grammar School (boys) 3 miles, Wycombe High School (girls) 3 miles. There are also a number of independent schools including Godstowe, Pipers Corner and Wycombe Abbey to name a few.

About this property

Granary Barn is a beautiful example of a skilfully converted Grade II Listed barn. The accommodation is spacious and arranged over two floors with an abundance of character and a host of exposed beams.

The reception hall leads through the barn to the reception rooms and bedroom accommodation on the ground floor, with large windows looking out onto the garden. The sitting room is spacious with a wide inglenook fireplace with exposed brickwork and a door to the rear terrace. This room opens into the dining room, which again is sizeable, with windows to the front aspect leading through to the kitchen/ breakfast room. Here there are a large range of built-in units with granite work surfaces and integrated appliances, including a dishwasher and a range style oven and hob with extractor over. There is room for a small breakfast table and a door to the front courtyard. The utility room lies off the kitchen and doubles up as a cloakroom. Part of the garage has been converted to a room offering a study or an





occasional bedroom. The main bedroom accommodation on the ground floor is to the other side of the barn and comprises a master bedroom with built-in wardrobes and door to the rear garden, with an en suite bathroom. There are two further bedrooms, one with a built-in wardrobe, and a family bath/shower room.

On the first floor there are two further bedrooms and a further bathroom, all with roof light windows.

Outside

The barn is approached over a shared drive onto a parking area for 3/4 cars and a garage. There is a small area of lawn to the front and an enclosed courtyard area. To the rear there is an attractive walled terrace ideal for entertaining, interspersed with shrubs. This leads to a good sized area of lawn enclosed by close boarded fencing.

Services

Mains electricity, private drainage, oil fired central heating. Please note that none of the services have been tested.

Tenure

Freehold

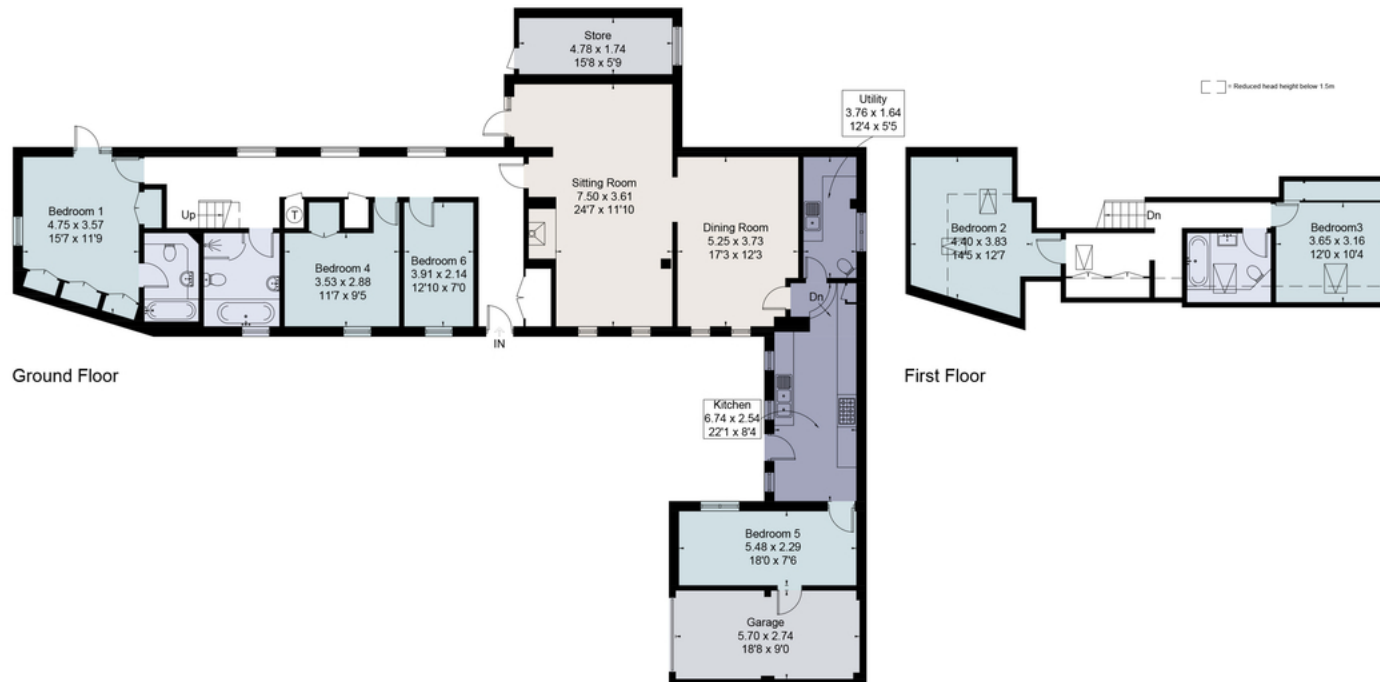
EPC rating = Exempt

Viewing

Strictly by appointment with Savills



Approximate Area = 221.6 sq m / 2385 sq ft
Garage = 15.7 sq m / 169 sq ft
Store = 8.3 sq m / 89 sq ft
Total = 245.6 sq m / 2643 sq ft
Including Limited Use Area (15.8 sq m / 170 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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