



## Beautifully presented barn conversion

Coombe Barn, Coombe Lane, Naphill, High Wycombe, Buckinghamshire HP14 4QR

Freehold





Four reception rooms • kitchen/breakfast room • study  
• five bedrooms (two en suite) • family bathroom • two  
double garages and parking • gardens, swimming pool  
and paddocks • in excess of 2.5 acres in all

#### Local information

High Wycombe 3 miles (London Marylebone 29 minutes), Great Missenden 5.5 miles, M40 (J4) 4.5 miles, Beaconsfield 8.5 miles, Heathrow (T5) 23 miles, central London (Baker Street) 33 miles. All distances and times are approximate and correct at the time of writing.

Coombe Barn is situated on the edge of the peaceful village of Naphill, situated in an Area of Outstanding Natural Beauty, surrounded by open countryside with easy access to many great walks in the Chiltern Hills. The area is home to Hughenden Manor, a National Trust property with acres of gardens and parkland. Nearby villages include Bryant's Bottom, Great Hampden and North Dean with the larger towns of High Wycombe, Beaconsfield and Princes Risborough offering larger shops and amenities.

High Wycombe provides a Chiltern Mainline train link to London Marylebone (from 29 minutes) and Oxford. Junction 4 of the M40, giving access to London, Heathrow, Oxford and the M4 via the A404 Marlow bypass at J4 is within 5 miles.

Nearby villages offer well regarded public houses along with sports clubs including tennis, cricket and a choice of junior football clubs. Surrounded by Chiltern countryside the property is situated in a green belt location in an Area of Outstanding Natural Beauty offering beautiful walks and rides

along a number of long extensive footpaths and bridleways. High Wycombe offers an extensive range of shops, supermarkets and also benefits from two multi-screen cinemas and the Wycombe Swan theatre which receives local, national and international companies on a regular basis.

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. Grammar schools in the area include The Royal Grammar School for boys, Wycombe High School for girls, John Hampden Grammar School for boys. There are a number of independent schools including Pipers Corner (0.7 miles), Godstowe, Crown House and Wycombe Abbey to name a few.

#### About this property

Coombe Barn is a wonderful example of a converted 17th century Grade II Listed barn offering spacious, characterful and light accommodation with a superb galleried, vaulted central reception room. There are five bedrooms and four bath or shower rooms. The barn occupies a lovely elevated position with views over its own land and distant views over the valley beyond.

Coombe Barn is accessed via glazed double entrance doors into the superb vaulted and heavily beamed main reception room. This room is striking with a staircase leading to the long









galleried landing above and views over the garden and paddock. Being over 800 sq ft in size this room offers an amazing entertaining space with a lower level wood floored sitting area with a feature fireplace with herringbone brick detail as a focal point. There is exposed brickwork and lovely heavily beamed detail to the walls and vaulted ceiling. Double height, wide windows flood this room with natural light. Adjacent to this room is the snug which has exposed timbers and lovely views over the garden, paddock and countryside beyond. The kitchen/breakfast room is also situated to the rear and enjoys similar views. Fitted with a range of attractive oak fronted units with granite work surfaces, this room has exposed ceiling beams and plenty of room for a breakfast table. The dining room has an almost full width glazed wall with further exposed ceiling beams. To the front of the house is a family room with a secondary spiral oak tread staircase leading to the first floor landing. Off of this is a well fitted shower room. A lobby area leads to a study with built-in shelving and storage and also to the integral double garage. A well fitted utility/boot room with cloakroom and door to the outside completes the ground floor accommodation.

The main staircase leads from the vaulted reception room up to the impressive galleried landing area which offers a beamed vaulted ceiling, views over the side paddock and a library area with book shelving. The principal bedroom is elegant and full of character with exposed beams to wall and ceiling with distant countryside views to the rear and over the paddock to the side.

There is a dressing area with fitted wardrobes and storage. Stairs lead up to the second floor and the en suite bathroom which enjoys further views and a free standing 'boat bath' crafted from beech with free standing taps, mounted on an oak plinth – a perfect place to soak up the countryside views. Across the landing is the spiral staircase that leads down into the family room and three further bedrooms which all offer their own character. One bedroom has an en suite shower room and one has fitted wardrobes. The spiral staircase on the landing continues up to the second floor and bedroom five which is a charming room in the beamed eaves with a raised sleeping area and a sitting room area with night cloakroom adjacent.

#### Outside

Coombe Barn is set in a superb elevated semi rural position, the barn is approached over a shared driveway onto a gravel parking area and detached double garage. To the front of the barn is an integral double garage with up and over doors. Access to the barn is to both sides with one side leading to the kitchen area and the other to the main reception room. The gardens lie to the rear and side and are enclosed by mature hedging, wall and post and rail fencing. The side and rear of the barn is mainly lawn with well stocked shrub borders and lovely easterly views over the paddock, valley and countryside beyond. In the garden there is a fire pit seating area with dry stone walls, a perfect position to enjoy the view. The swimming pool is well positioned in a secluded location to the side of the garden and has a terrace seating area and lower









level decked seating area, behind clipped box hedging. To the rear and side of the garden is an L shaped paddock accessed via a pedestrian gate from the garden and a vehicular gate from a lane. This provides a lovely and useful backdrop to the property and borders woodland and open countryside.

Please note garden statutory is not included in the sale.

#### **Services**

Mains water, electricity and drainage. Gas fired central heating. Please note that none of the services have been tested.

EPC = Exempt

#### **Tenure**

Freehold

#### **Local Authority**

Wycombe District Council

#### **Viewing**

Strictly by appointment with Savills







Approximate Area = 413.8 sq m / 4454 sq ft (Excluding Void)  
Garages = 57.8 sq m / 622 sq ft  
Total = 471.6 sq m / 5076 sq ft  
Including Limited Use Area (15 sq m / 161 sq ft)  
For identification only. Not to scale.  
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