



**Meadow Barn, Lenborough Road,
Gawcott, Buckinghamshire, MK18 4JG**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



**Buckingham 2.5 miles, Bicester 10 miles (Marylebone 50 mins) Bletchley (Euston 37 mins) Times and distances approx.
MEADOW BARN, LENBOROUGH ROAD, GAWCOTT, BUCKINGHAMSHIRE, MK18 4JG**

A CONVERTED BARN AND ANNEXE/OFFICE IN A SUPERB SEMI RURAL SETTING WITH GARDEN AND ORCHARD APPROACHING THREE QUARTERS OF AN ACRE.

3 Bedroom Barn with Kitchen/Dining Room, Sitting Room, 1 Ensuite & a Family Bathroom. Open Plan Annexe or Office incorporating Kitchenette, Living Area & Shower Room. Pretty Part Walled Courtyard, Parking for Numerous Vehicles, Stables & Tack Room/Garage, Large Orchard, Formal South Facing Gardens

GUIDE PRICE £750,000 Freehold

DESCRIPTION

Meadow Barn sits at the front of a small enclave of just 3 barns converted into dwellings in 2004, formerly the outbuildings serving Gawcott Farm. The location is on the eastern tip of the village and Meadow Barn enjoys a beautiful outlook over its gardens and orchard.

The accommodation is on one level and has bright rooms with lots of natural light that boast a wealth of character including vaulted ceilings and impressive exposed roof beams and trusses. Across the courtyard is the annexe or garden room or office, self-contained with air conditioning and heating and comprising an open plan area with a kitchenette and a separate shower room.

As you enter the main barn across the hall is the third bedroom that has built in wardrobes along one wall. On the right is a kitchen/dining room with quality cream units incorporating hi spec drawer inlays and shelving, the units complimented by black granite worktops and backstands. There is an integrated

fridge and freezer, and a dishwasher, and remaining is a 'Smeg' cooking range of two ovens, a warming compartment, and six burner gas hob. Above that is an extraction hood. The impressive sitting room has a triple aspect and floorboards and centrally positioned stands a contemporary cast iron woodburning stove. From the back hall are two double bedrooms, each with doors to outside, the main bedroom boasting an excellent expanse of mirrored wardrobes and a stylish ensuite shower room. In between the bedrooms is the family bathroom, again nicely equipped with a jacuzzi bath and independent shower cubicle.

OUTSIDE

Through the five bar gate is a gravelled yard where parking is provided for half a dozen vehicles and the drive continues on up to tall wooden gates, beyond which is the old stable block and tack room. Opposite the barn is the annexe that could also be an office and have its own garden, currently a charming part walled and part screened lawn and decked terrace.

Meadow Barn benefits from a south facing formal garden, mainly lawned with a deep planted flower and shrub bed and a greenhouse. A piece has been hived off by post and rail fencing, intended as a vegetable patch. Abutting the garden lies a delightful orchard featuring dozens of various fruit trees, the current owners invite the villagers to the orchard once a year to help themselves to the yield. By the old stable block is parking for a lorry or horsebox, the building had two stables and a tack room and is now opened up internally into one room.



RIGHTS OF WAY – There are footpaths and a bridleway that pass over the orchard and side of the stables providing direct access to some great walks and riding.

COUNCIL TAX – Band E – 23/24, £2,622.39



EDUCATION - Preparatory schools at Swanbourne and Akeley. Infant School in Gawcott. Primary and Secondary Schools at Buckingham. Grammar School in Buckingham. Public schools in Swanbourne, Thornton and Stowe.

VIEWING - Strictly by appointment through the vendors agent W.Humphries 01296 658270

SERVICES - Mains Water, Drainage, Electricity & Gas. The annexe has air conditioning and electric heating.

DIRECTIONS - From Buckingham ring road and Tesco roundabout head towards Bicester and at the next roundabout take the first exit signposted Gawcott. Upon entering Gawcott turn left at the T junction and then left into Lenborough Road and the gravel driveway to the barn is on the left opposite the recreation field.

Meadow Barn

Approximate Gross Internal Area = 1116.64 sq ft / 103.74 sq m

Annexe = 334 sq ft - 31 sq m

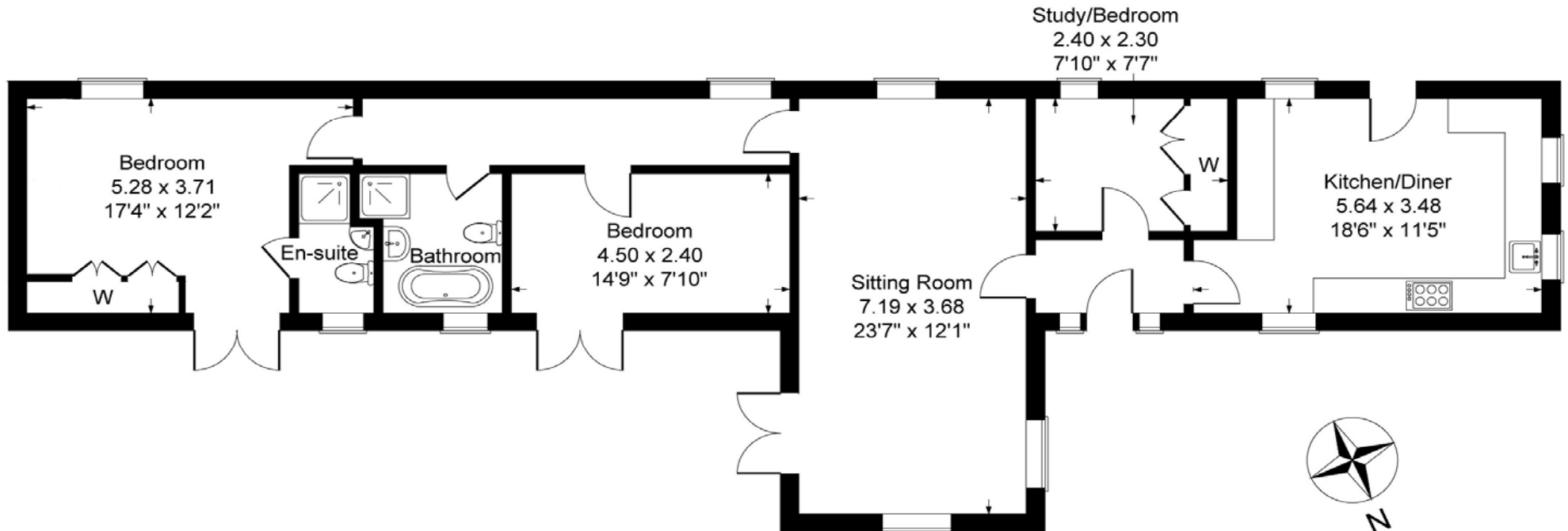
Total = 1453 sq ft - 135 sq m

Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2024.



Annexe

(Not Shown In Actual Location/Orientation)







The Annexe





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