





# The Hay Barn

A three-bedroom detached barn conversion with equestrian facilities in the region of 3.75 acres of land in a private location near the Buckinghamshire hamlet of The Lee. The property is situated in open countryside with far-reaching views of the Chiltern Hills and within an Area of Outstanding Natural Beauty. Equestrian facilities include a recently constructed stable block for four horses, a tack room, and a workshop/store. The plot enjoys three paddocks and a formal garden. The owners have previously sought planning permission (now lapsed) to build a manège.

Entrance Hallway

Living Room

Kitchen Breakfast Room

Study

Principle Bedroom

En Suite Shower room

Bedroom Two

En Suite Shower Room

Bedroom Three

Bathroom

First Floor

Playroom

Mezzanine

Storage Cupboard

Outside

Courtyard Parking

Stabling

Store/Workshop

Tack Room

3.75 acres garden













The detached main house has high-specification features including a modern kitchen breakfast room which has a range of integrated appliances, tiled flooring and doors to the formal gardens and the entertaining patio at the rear. There is also a spacious living room with a vaulted ceiling enjoying views over the paddocks and access to the study. The home boasts three double bedrooms with two enjoying en suite walk-in wet rooms and, a family bathroom, all fitted to a high specification.

The first floor has an open mezzanine which then leads to a hobbies/playroom. The home enjoys underfloor heating throughout.

The property is approached via an electric gated entrance, with a spacious courtyard driveway and access to the formal gardens and ground that surround the property, timber post and rail fencing, and gated access to the stables.

The grounds comprise of circa 3.75 acres, with three areas of paddocks and another section used as the formal gardens for the home, enclosed by mature trees, hedgerows and timber fencing.

The location is situated between Great Missenden and Wendover, both towns that offer a wide range of shops and amenities along with mainline train station access, which provides links into London, Oxford and Birmingham, ideal for the commuter.

The village of The Lee enjoys a stunning scenic setting, with a village green, community shop, pub and cricket pitch, and easy access to ample countryside walks.

This style property is rarely available to purchase in this desirable hamlet of Swan Bottom, and an internal inspection to fully appreciate this characterful home is highly recommended.

Freehold Notes

Council Tax band F. EPC band TBC.

Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of JNP Estate Agents Ltd.

AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.







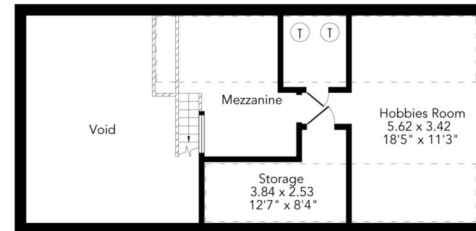


**APPROXIMATE FLOOR AREA**

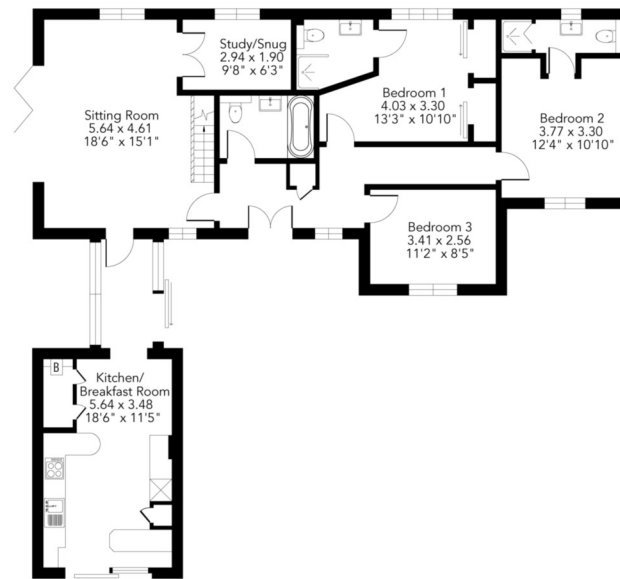
House - 159.6 sq m - 1718 sq ft  
Stables - 55.2 sq m - 594 sq ft  
Store - 18.6 sq m - 200 sq ft  
Total - 233.4 sq m - 2512 sq ft  
(Gross Internal Area)

**NOT TO SCALE**

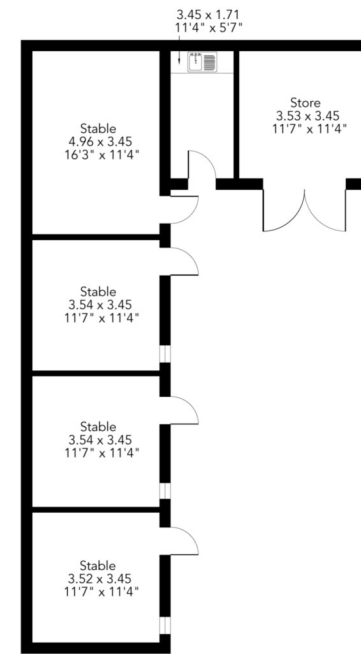
This plan is for illustration purposes only



**First Floor**



**Ground Floor**



**Outbuilding**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**PROPERTYSHOOT**





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