

# BADGERS AND BADGERS BARN

87 EYTHROPE ROAD, STONE HP17 8PH





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**A beautiful period cottage and detached stone barn conversion, both with an abundance of period features and character, situated in the most idyllic setting with mature grounds of around 0.34 acres.**

Located on the edge of the Rothschild estate of Eythrope, at the end of a no through road, with breath-taking far reaching views across the Vale Of Aylesbury is this unique property comprising of a detached four bedroom thatched cottage with an adjacent stone built barn conversion of some 1,303 sq.ft, offering flexible options including generational yet independent living, an annexe, long term rental or Air B+B.

The cottage has been lovingly and sympathetically restored to a high standard and offers 1,637 sq ft of living space, with three reception rooms including a large dining hall with open fireplace and exposed beams as well as two further reception rooms currently used as a sitting room and snug. There is a large kitchen/diner with a classic white aga, four pretty bedrooms and two bathrooms, of particular note is the large family bathroom with stunning views to the front.

Badgers Barn is a stunning three bedroom detached property that is constructed of stone elevations and currently sub divided with two separate entry points. It offers an abundance of opportunities including a self contained annexe, home office or scope to consolidate with the cottage creating a substantial home.

The mature gardens to the front and rear are a gardeners delight with mature borders, trees and hedging offering privacy. The property sits in an elevated position and although a rural setting, with peace and tranquillity abound, the property is perfectly located for access to Thame, Oxford and Aylesbury and within a 10 minute drive of the station offering fast and direct routes into London and beyond.

‘A STUNNING PERIOD COTTAGE AND ADJOINING STONE BARN OFFERING FLEXIBLE ACCOMODATION AND SURROUNDED BY OUTSTANDING COUNTRYSIDE’



## IN BRIEF

- Detached Grade II listed cottage with adjacent annexe
- Ideally situated for country pursuits as well as easy access to London/Oxford—the best of rural living!
- Both the barn and cottage have been sympathetically renovated to a high standard
- Breath taking and far reaching panoramic views as well as a sizable plot



## OVERVIEW

### BADGERS COTTAGE

- Entrance Hall and downstairs cloakroom
- Large dining hall with exposed beams and fireplace
- Large kitchen/breakfast room with breakfast area
- Sitting room with feature fireplace
- Snug/Family room with fireplace
- Four bedrooms and Two Bathrooms
- Substantial off road parking for several cars
- Mature grounds extending to 0.34 acres
- Period features throughout including exposed beams

### BADGERS BARN

- 18' vaulted sitting room with kitchen/dining room
- Additional sitting room
- Three bedrooms (two with en-suite facilities)
- Shower room
- Fabulous location at the end of a "no through " lane adjoining the Rothschild estate
- Outstanding and far reaching views
- Haddenham and Thame Parkway just 10 mins away with fast access to London and Oxford and beyond
- NO ONWARD CHAIN!

**GUIDE PRICE: £1,150,000 FREEHOLD**



## Badgers

Approximate Gross Internal Area

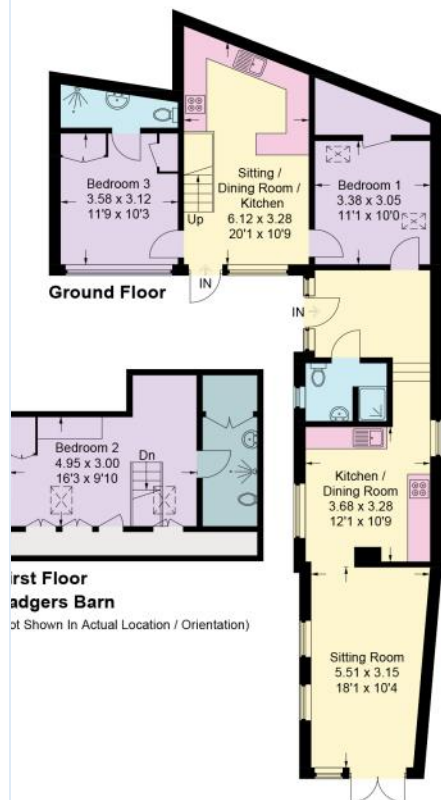
Ground Floor = 77.2 sq m / 831 sq ft

First Floor = 74.9 sq m / 806 sq ft

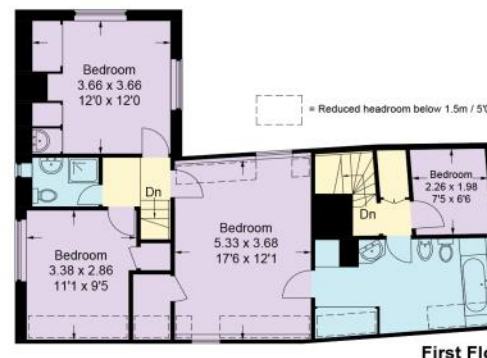
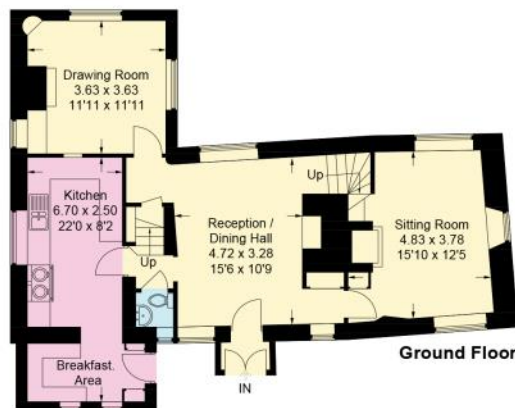
Badgers Barn Ground Floor = 92.4 sq m / 994 sq ft

Badgers Barn First Floor = 28.7 sq m / 309 sq ft

Total = 273.2 sq m / 2,940 sq ft



First Floor  
Badgers Barn  
(Not Shown In Actual Location / Orientation)



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.

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## LOCATION

The village of Stone offers a range of amenities including local convenience store with Post Office, churches, primary school, recreation ground and eateries. Stone is within the Aylesbury Grammar Schools catchment area. There is also a petrol station and shop.

Both market towns of Aylesbury and Thame are nearby with full range of shopping and leisure facilities. For rail links into London Marylebone either Haddenham and Thame Parkway or Aylesbury Station with travel time of approx. 40 mins.

Also the historic and university city of Oxford is within easy reach.

## ADDITIONAL INFORMATION:

Services: Mains water and electricity

Heating: Oil fired to radiators

Local Authority: AVDC

Council Tax: G for main house and A for barn

Grade II Listed: Ref 1118461

Thatch: Replaced in 2017

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