



Hawkeswell House
Dunton Road | Whitchurch | Aylesbury | Buckinghamshire | HP22 4EL

HAWKESWELL HOUSE

A rare opportunity to acquire this handsome five bedroom family home, beautifully framed by a patchwork of verdant farmland in the glorious Buckinghamshire countryside occupying approximately three acres of stunning gardens and grounds.



DESCRIPTION

The property sits nestled between four working farms in this beautiful patch of mid-Buckinghamshire so it is impossible not to feel connected to the cycle of farming life. What a privilege it is to be an intrinsic part of nature where there is honestly seldom a day without an awe-inspiring interaction with deer (roe, muntjac, spotted and white-tailed), hare, badgers, rabbits and wild birds galore, and there are always coots/moorhens/ducks on the pond.

Hawkeswell House is approached via electric gates opening onto a sweeping driveway that leads right up to the house and ample parking for multiple cars and easy access to the double garage.

The gardens provide an idyllic setting for the house and have been designed to create tranquil areas for relaxation and for children to enjoy being outdoors, camping, quad biking, lawn games and so on and enhanced by a wide variety of flowering plants, shrubs, trees, a pond and an orchard.

The accommodation, arranged over three floors, provides flexible living space that is particularly suited to both family living and formal entertaining. Double doors from the sitting room and conservatory open out to the rear and side where outdoor dining and relaxation may be enjoyed during the warmer seasons. The kitchen family room is a fine feature of the property and really is the hub of the house, boasting a comprehensive range of units and integrated appliances; the breakfast area provides the perfect space for informal dining. Also located on the ground floor is a comfortable snug, a utility room and a guest WC.

The first floor accommodation offers four well proportioned bedrooms, all with fitted wardrobes and a family bath shower room which completes the arrangement on the first floor.

The second floor is host to the principal bedroom and comprises a bedroom with double doors overlooking the gardens, a dressing area and an en suite wet room.

Located not too far from the main house is the self contained annexe comprising a sitting room, bedroom, bath shower room and fitted kitchen. It has the added benefit of its own private garden making it truly self contained and independent.









SELLER INSIGHT

“We bought the property back in 1997, and in terms of what attracted us to it, it was the wide-open space, the spectacular views of the Aylesbury Vale countryside – which really need to be seen with the naked eye to be fully appreciated – and also the obvious potential for our family to grow and breathe in nature each and every day.”

“This is a real family home; it must say something about the property that one family built it in the late 1930s and lived here until we bought it in the mid-90s, and we have lived here very happily as the second incumbent family ever since. Three children, several great nieces and grandchildren have all grown up here learning to ride bikes, then quads, then motorcycles with a couple of acres to use as they wish. With no immediate neighbours or public rights of way, the privacy we’ve been afforded for hot tubbing, partying or just enjoying the tranquillity of leafy Bucks is an utter joy. We have an annual ritual of erecting the bell tent on the paddock field where children’s parties have migrated from marshmallow s’mores on the fire pit to teen sleepovers, and luckily there’s no one close enough to offend with noise or activity. Here we’ve had space for everyone and everything. It’s totally idyllic and it’s been a wonderful place to call home.”

“The kitchen/conservatory is the heart of the house. It’s where we have our big dining table and the main TV area, so it’s a very sociable part of the house, and it’s the go-to room where we can open up the sliding doors and feel totally connected to the views.”

“Hawkeswell House is unique in its location, a place where you can watch the sunrise from the kitchen window and the most spectacular sunsets from the conservatory – in nearly twenty-five years the daily spectacle has never lost its appeal.”

“Set a little way away from the house is our beautiful one-bed annex, which is a wonderful feature simply because it’s been so flexible in terms of use. We currently use it as a home office, but it’s also been our gym and it’s a fantastic space in which to accommodate visiting friends and family.”

“We contemplate leaving very reluctantly as this is truly a unique location with 360-degree views of the countryside to enjoy, as well as an abundance of nature and wildlife,” says the owner. “There’s so much that we’ll miss, but most of all it will be the superb amount of space both inside and out, the freedom that it has afforded us, and of course those magnificent views.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















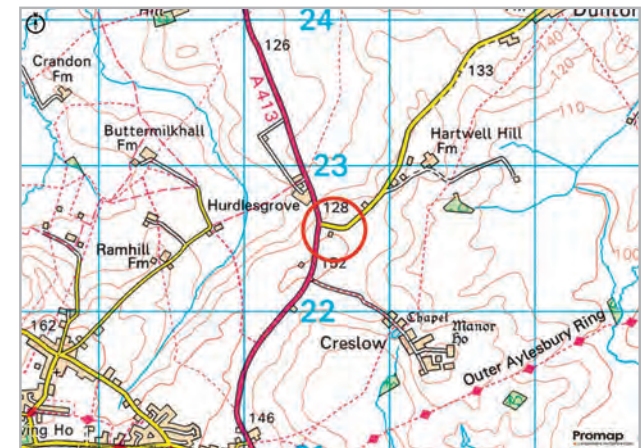
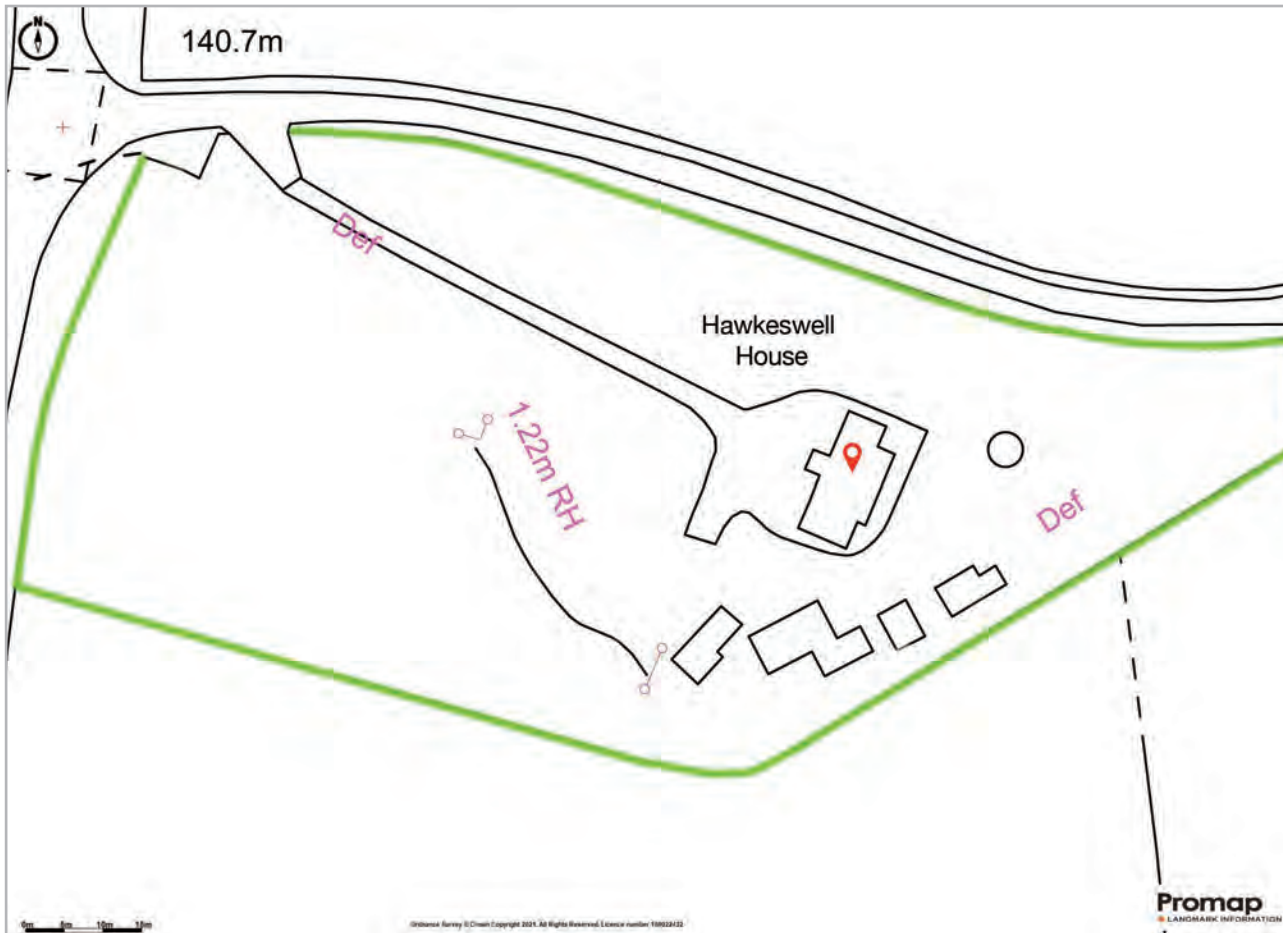












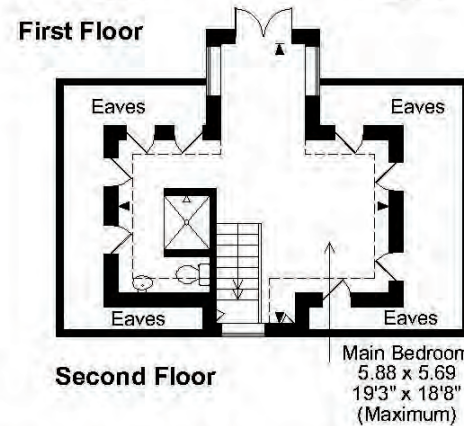
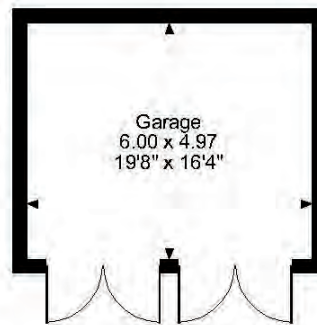
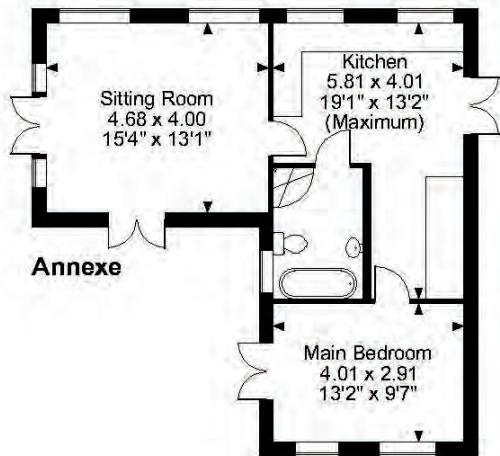
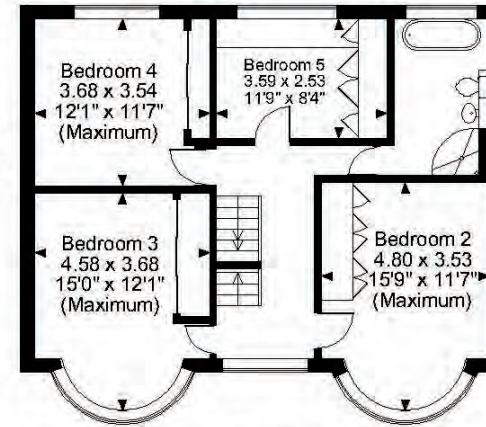
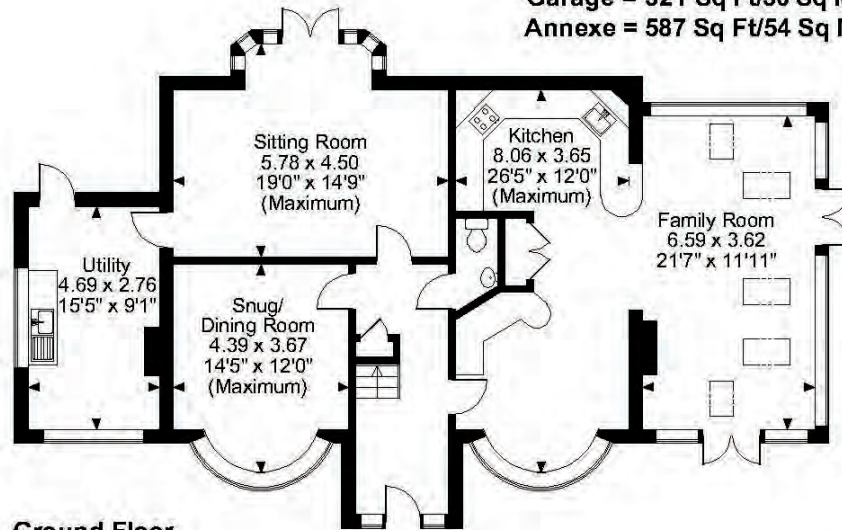
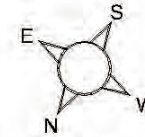
Hawkeswell House, Dunton Road, Whitchurch, Aylesbury

Approximate Gross Internal Area

Main House = 2238 Sq Ft/208 Sq M

Garage = 321 Sq Ft/30 Sq M

Annexe = 587 Sq Ft/54 Sq M

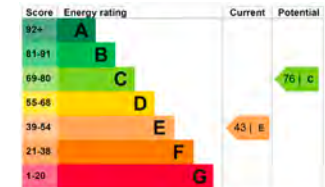


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The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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