

# TOAD HALL

BENNETTS LANE, ROWSHAM, BUCKINGHAMSHIRE, HP22 4QU

GUIDE PRICE £1,100,000



A FIVE BEDROOM BARN CONVERSION OCCUPYING APPROXIMATELY 0.83 ACRE PLOT, WITH EQUESTRIAN FACILITIES TO INCLUDE STABLES, TACK ROOM AND PADDOCK WITH A FIELD SHELTER.

CHAIN FREE

FINE & COUNTRY

THIS 100 YEAR OLD BARN WAS CONVERTED 28 YEARS AGO  
AND HAS REMAINED WITHIN THE SAME FAMILY



Approached via a gravel driveway leading to parking for several vehicles.

The ground floor offers a spectacular grand dining room with a vaulted ceiling and wooden flooring, a kitchen/dining/family room and a utility room. The sitting room has a vaulted ceiling, log burner and there is a mezzanine room above. To the rear, there is a conservatory/sun room which overlooks the rear garden. Two bedrooms and a bathroom W/C also occupy the ground floor and there is an additional kitchen/sitting room and utility room allowing for separate living accommodation if required.

A staircase leads up to a fabulous master bedroom with fitted wardrobes and an en suite bathroom. A separate staircase leads up to two further double bedrooms, one of which has access to the en suite bathroom.

Outbuildings include a garage with loft above, stables with velux windows and a tack room.

To the rear of the property there is a paddock with a field shelter which could be used as two additional stables and backs on to farmland and we believe there could be the option of purchasing more land from the neighbouring farmer if required.

This fine home lends itself to entertaining due to its spacious accommodation on the ground floor.

### At a Glance

- Double Height Vaulted Ceilings in Sitting Room, Dining Room and Master Bedroom
- Private Staircase to Master Bedroom
- Stables
- 0.83 acre



## Accommodation

- Sitting Room
- Dining Room
- Sun Room
- Kitchen Breakfast Room
- Utility Room
- Mezzanine
- Guest WC
- Annexe
- Master Bedroom
- En suite Bathroom
- Two Further Bathrooms
- Four Further Bedrooms
- Paddock
- Stables & Tack Room
- Garage
- Off Street Parking



Guide Price  
£1,100,000

Approximate Gross Internal Area  
(Including Garage / Store) = 378.4 sq m / 4,073 sq ft  
Stables = 66.8 sq m / 719 sq ft  
Total = 445.2 sq m / 4,792 sq ft



## Additional information

**Services:** Mains water, electricity, gas

**Heating:** Gas central heating to radiators

**Postcode:** HP22 4QU

**Council Tax Band:** G

**Local Authority:** Buckinghamshire County Council

**Energy rating:** E



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

### Rowsham

A semi rural location situated approximately three miles from the market town of Aylesbury with a variety of shopping and transport facilities and the mainline station to London Marylebone. Alternatively, Leighton Buzzard is approximately seven miles away with a mainline station to London Euston in 32 minutes. A charming hamlet with extensive footpaths, bridleways, local farm shop and tea rooms. Sits within the catchment of well regarded schooling including Aylesbury Grammar School, Aylesbury High School and Sir Henry Floyd Grammar School.

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