



Old Well Cottage,
Upton Road, Dinton, Buckinghamshire,
HP17 8UG

Offers In Excess Of
£600,000

RB REASTON BROWN

A Charming Barn-Style Conversion in a Delightful Courtyard Setting Positioned in a Prime Village Location Near the School and Surrounded by Countryside Views. No Onward Chain

Set within an attractive and peaceful courtyard framed by an old stone wall, a pretty church to one side and a characterful stone house to the other, this barn-style conversion offers an abundance of character and flexibility, with light-filled rooms.

The property is entered via a spacious hallway, giving immediate access to all principal rooms. The sitting room is particularly inviting, enjoying natural light from both sides and featuring an open fireplace with space for a wood-burning stove, perfect for cosy evenings. A separate dining room sits adjacent to the kitchen, offering the potential to create a more open-plan living space if desired. The kitchen itself is fitted with a range of classic grey wooden units and includes space for a range of appliances, along with side access to the garden.

The principal bedroom is generously proportioned and neutrally decorated, with exposed wooden flooring and a large en-suite shower room featuring a vanity unit, shower, and WC. Two further bedrooms are situated at the front of the house, one currently used as a study and the other enjoying views over the rear garden. A family bathroom with a full-sized bath and a power shower completes the internal accommodation, along with a useful utility space and a large storage cupboard off the hallway.

Outside, the main garden is walled and largely hard landscaped for ease of maintenance, with raised beds perfect for planting vegetables. A decked area offers the ideal spot for entertaining while enjoying the beautiful outlook. The side garden provides the perfect opportunity to create an outdoor kitchen or further seating area. A charming front garden is attractively paved and offers space for multiple vehicles, as well as a log store and small tool shed.

This versatile home offers a rare opportunity to enjoy a unique setting with stunning views of the surrounding landscape and the nearby church. Plenty of opportunity to reconfigure or extend (STPP), offering flexibility to suit your needs.

Gas Fired Central Heating EPC: D Council Tax Band: A Freehold

Situation

Dinton is a picturesque village in Buckinghamshire, steeped in history and surrounded by stunning countryside. Located between the market towns of Thame and Aylesbury, Dinton offers a quintessential rural lifestyle while remaining conveniently connected to major transport links, including Haddenham & Thame Parkway station, with direct trains to London Marylebone.

The village features a mix of charming period properties, a thriving community spirit, and amenities such as a traditional pub and a well-regarded primary school. Its historic church and tranquil green spaces add to its timeless appeal. Dinton is perfect for those seeking a peaceful village setting without sacrificing accessibility to urban amenities, making it a highly desirable location for families, professionals, and retirees alike.

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.







Approx. Gross Internal Floor Area 1383 Sq Ft (128.5 Sq M)
Old Well Cottage, Upton Road, Dinton, Buckinghamshire, HP17 8UG

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

RB REASTON BROWN



Viewing is Strictly by Appointment through Reaston Brown

www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk

94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626

2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel: +44(0) 1865 308855

119-121 Park Lane . London . W1K 7AG. Tel: +44(0) 207 079 1589

Sales, Lettings, Commercial & Chartered Surveying

NATIONAL ASSOCIATION
NAEA
ESTATE AGENTS

