

Chestnut Farm House

MONKS RISBOROUGH • BUCKINGHAMSHIRE



Chestnut Farm House

Monks Risborough, Buckinghamshire

***A Magnificent ,Grade II, Five Bedroom Detached
Farm House***

Kitchen/Breakfast Room • Utility Room • Dining Room

Sitting Room • Family Room

Games Room

Principle Bedroom with ensuite

Four Further Bedrooms

Family Bathroom

Outside

Off Street Parking • Large Barn •

Four Garages • Swimming Pool

Enclosed Gardens Approx 0.74 Acres

Approx Gross Internal Floor Area

Including Outbuildings

5654sq ft

Monks Risborough Station in the Village

Haddenham & Thame Parkway Station 7 miles

(Mainline Service to London Marylebone, Fastest

Train approx. 37 minutes)

Heathrow 30 miles

Oxford 20 miles

Central London 35 miles

(All distances and times approximate)

These particulars are intended only as a guide and must not be
relied upon as statements of fact. Your attention is drawn to
the Important Notice on the last page of the text.







A Historic Grade II Listed Retreat with Modern Comforts

An exceptional Grade II listed farmhouse set within mature gardens of approximately three quarters of an acre, complemented by extensive garaging, a beautifully restored listed barn and a separate indoor swimming pool complex.

This enchanting home exudes timeless charm, seamlessly blending centuries-old character with refined modern living to create a setting that is both distinctive and warmly inviting.

The impressive kitchen/breakfast room forms the heart of the home, combining generous proportions with beautifully preserved period character to create an inviting and atmospheric space for everyday living and entertaining. Exposed timber beams span the ceiling, complemented by traditional brick flooring and a striking gas Aga set within a brick surround, providing a charming focal point. Handcrafted cabinetry, open display shelving and fitted dressers offer both practical storage and visual appeal, while the layout comfortably accommodates a large farmhouse table, ideal for relaxed family gatherings and social occasions.

A generous utility room is accessed via a glazed door from the kitchen and benefits from a window overlooking the driveway, filling the space with natural light and providing a pleasant outlook. The room features a traditional brick-paved floor and is fitted with a comprehensive range of cabinetry complemented by solid wooden worktops and an inset sink. There is an induction hob with oven and extractor, offering additional cooking flexibility, along with ample space for an American-style fridge/freezer. Plumbing is in place for both a washing machine and tumble dryer, creating a highly practical and well-organised ancillary space ideal for busy family living.

The dining room is set within the original 1750s part of the house at the front of the property and is approached through an elegant doorway, immediately setting a tone of period charm. The room showcases beautifully exposed ceiling beams, a traditional chequered tiled floor and a striking inglenook fireplace, retained as a handsome and characterful focal point, creating a wonderfully atmospheric setting for both formal entertaining and relaxed family dining.

The accommodation is served by two staircases, creating a flexible layout ideal for family living, guests or home working.





The sitting room set within the older part of the house, with casement windows and wooden shutters to the front. Exposed timbers and wide floorboards add character, centred around an impressive decorative inglenook fireplace.

The cosy family room is filled with natural light from front-facing windows and showcases attractive period detailing and decorative floor. A handsome fireplace provides a charming focal point, while bespoke shelving and fitted storage add practicality without compromising character.

A practical home office with French doors opening to the driveway, allowing plenty of natural light. Fitted desks and shelving provide useful workspace and storage, making this an ideal area for working from home or study. Completing the ground floor is a convenient cloakroom.

The main staircase leads to a bright first-floor landing with attractive period features and charming quirks. This leads to the principal rooms, setting a graceful tone for the upper floor.

The principal bedroom forms a private suite with its own en suite bathroom and enjoys attractive views over the gardens, complemented by retained period detailing and a calm, elegant atmosphere.



The remaining bedrooms are arranged across the first floor, each offering front or rear aspects and individual character, with features including exposed beams, original floorboards, charming fireplaces and a variety of built-in storage, creating a series of warm and versatile rooms ideal for family, guests or home working.

A charming family bathroom fitted in a traditional style, with roll-top bath, separate shower cubicle, pedestal basin and heated towel rail. Period touches and natural light complete this characterful space.



The games room offers a relaxed setting for family and guests, adding further flexibility to the accommodation both indoors and out.

Two substantial outbuildings offer excellent versatility, currently arranged as a snooker room and a gym. Set within the grounds, they provide valuable ancillary space for leisure, hobbies or further lifestyle use, complementing the main house.

A well-presented indoor swimming pool with vaulted ceiling, recently updated liner and heating cover. Glazed doors open to the garden, with separate plant room.



Beautiful sweeping lawns with well-stocked borders, mature specimen planting and carefully shaped hedging, creating a wonderfully private and sheltered setting. Thoughtfully positioned trees and shrubs provide colour and interest throughout the seasons.

A striking circular gravel driveway sits at the heart of the plot, framed by planted beds and giving access to the range of outbuildings, providing generous parking and an attractive sense of arrival.

A range of garages providing ample parking and storage, finished to complement the surrounding outbuildings and courtyard setting.





Monks Risborough, Buckinghamshire

Monks Risborough is a picturesque Buckinghamshire village, admired for its historic charm, strong sense of community, and enviable setting at the foot of the Chiltern Hills. Rich in heritage, the village is home to the striking St Dunstan's Church and a collection of attractive period homes. Surrounded by open countryside and rolling hills, it offers immediate access to scenic footpaths and bridleways, while neighbouring.



Schools: Monks Risborough is well placed for access to a range of excellent schools. Local primary education is available in Princes Risborough and the surrounding villages, with well-regarded options nearby. For secondary education, the area is served by the highly respected Princes Risborough School, alongside the renowned Aylesbury Grammar Schools. Families are also within easy reach of leading independent schools including Akeley Wood School, Wycombe Abbey, and The Royal Grammar School.



Walking & Riding: Set on the edge of the Chiltern Hills, Monks Risborough enjoys superb countryside views and direct access to footpaths, bridleways and cycle routes. The nearby Ridgeway National Trail offers excellent walking and riding, with additional sports and golf facilities across Buckinghamshire.



Shopping: Monks Risborough benefits from nearby Princes Risborough, offering independent shops, cafés and a Tesco. For more extensive retail options, High Wycombe provides high-street brands, while Bicester Village is close by for designer outlet shopping. Oxford and Aylesbury offer additional shopping, dining and leisure choices.



Monks Risborough enjoys excellent transport connections. The nearby Princes Risborough railway station provides regular services to London Marylebone and Oxford, making it well suited for commuters. The A4010 and M40 are easily accessible, offering convenient road links to London, Oxford and the Midlands. The village's location perfectly balances rural tranquillity with strong connections to major towns and cities.

Directions:

**Chestnut Farm house,
Monks Risborough,
Buckinghamshire, HP27 0JT**

Grade II Listed**EPC :- Exempt****Council Tax Band :- G****Freehold**

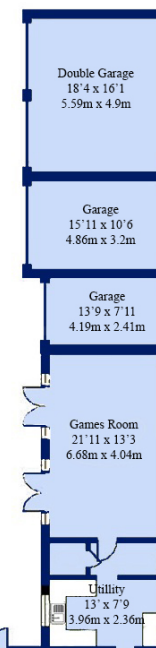
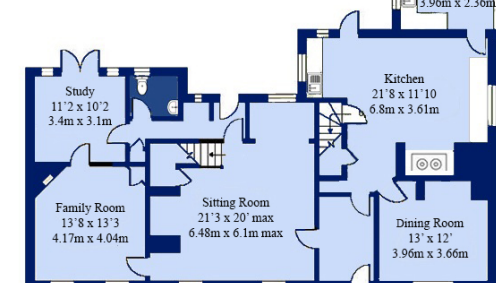
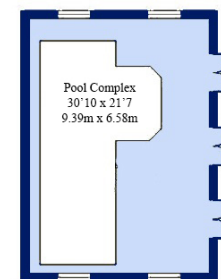
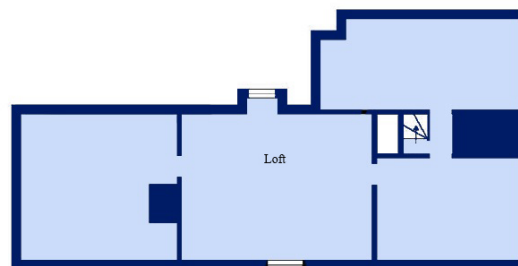
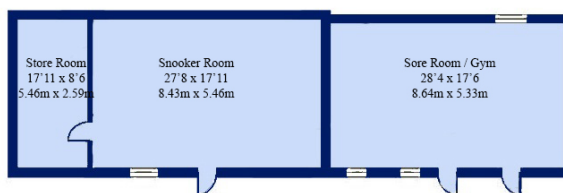
Mains drainage and Water, Gas Boiler.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. The Sale is to include all fitted carpets.

Local Authority

Buckinghamshire Council



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

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.



www.reastonbrown.co.uk Email: info@reastonbrown.co.uk
94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626
2-4 Windmill Road, Headington, Oxford, OX3 7BU +44(0) 1865 308855
119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589