



Ridge & Furrow Barn
High Street | Thornborough | Buckinghamshire | MK18 2DF

FINE & COUNTRY

RIDGE & FURROW BARN

Situated in an edge of village location this well presented, stylish, light and airy contemporary Architect Designed Detached Modern Family home is finished to a high standard and enjoys views over its own Acre Paddock and adjoining Countryside.



Construction of Ridge & Furrow was completed late in 2014 and is subject to the balance of a 10 year Architect Insurance Certificate expiring on 15th January 2025 this property has been designed to satisfy modern day living and the fenestration of the property has been installed to maximise natural lighting and also to take full advantage of the views over the paddock, gardens and neighbouring fields. There is under floor heating throughout the house via an air source heat pump and it has grey aluminum coated windows that are triple glazed.

Ridge & Furrow Barn is one of two individually designed Architect built homes located on the edge of the village of Thornborough and is ideally situated for access to infrastructure for those who may commute.

The property is approached of a driveway which is subject to shared maintenance obligations with the neighbouring property and electric gates and pedestrian gate give access to its own private graveled driveway with parking for approximately four motor vehicles.

Ground Floor

An oversized door with curtain window gives access to the:

Entrance Hall The property greets you with a stunning statement entrance with a floor to ceiling window at the front, together with a window to the side aspect and a Velux roof light to the vaulted ceiling adding a tremendous feeling of light and space. Oak flooring continues from here throughout the ground floor and oak stairs rise with step lights lead to the first floor. It is the ideal location for a Christmas tree in the festive period as you will be filled with festive cheer seeing the Christmas tree lights twinkling away as you walk up to the entrance door.

Cloakroom Two-piece white suite comprising W.C. and wash hand basin with chrome mixer tap, slate tiled floor, recessed ceiling lights and extractor fan.





Family Kitchen/Dining Room This spacious room provides great entertaining space and is ideal for families where it will become the hub of the house and really comes into its own at dinner parties and Christmas.

The Kitchen is fitted with butchers block worksurfaces with an inset 1 ½ bowl black composite sink with drainer with mixer tap window over overlooking the paddock, inset four ring induction hob with glass and brushed stainless steel extractor hood, with an extensive range of matt cream fronted base units with brushed stainless steel handles comprising cupboards, pan drawers, brushed stainless steel double oven set into a matt black tall unit with adjoining integrated larder fridge. Integrated dishwasher and washer/dryer. Matt black larder unit with integrated larder freezer. Further windows to front and side aspects. Plinth LED lighting. Island with breakfast bar matching drawers and cupboards and oak butchers block worksurface.

Dining Area has space for a six-seater dining table and furniture and benefits from an oversized window making the best of the views over the paddock.





Seller Insight

“ It was four years ago that we saw this fabulous house advertised on the internet. By chance, our daughter lives in the next village, and we asked her to drive past and have a look. Her reaction was very positive and we came along; noticed a car parked in the driveway, rang the bell and asked if we could view. Coincidentally, it was the owner/builder who was carrying out a few tasks and he invited us inside. Once we viewed the house, we knew it was to be our future home. A visually attractive house, a theme which follows throughout. Its contemporary design has given us a spacious family home which is beautiful, flexible and contains a wealth of innovative, qualitative, features. In addition, the large amount of glazing enables natural brightness to flood the house.”

“As we purchased the house from new, apart from routine maintenance, we have not felt the need to add to alter the concept of its exceptional design.”

“This is a truly inspirational family home. We have been so content whilst living here and will have so many happy memories to take away with us, not least of which has been our first granddaughter spending lots of time here.”

“We have been made to feel very welcome in the village and, although our friendly pub does not sell food, each Friday the fish and chip van stops outside and the landlord welcomes everyone into the pub to eat them. There is a small school in the village but we are in the catchment area for outstanding schools, both state and independent. Buckingham is steeped in history with some fascinating buildings. It also contains many independent shops, alongside quality supermarkets. The road network is very efficient, whilst the main line station at Milton Keynes offers journeys to all parts of the land. In addition a new station will open shortly at nearby Winslow for easier travel into the capital.”

“The house and garden are perfect for entertaining. Cars can be parked in the paddock and we can easily erect a marquee. We open the bi-folding doors onto the patio or, if the weather is bad, the fabulous kitchen/family room is ideal as we can chat to our guests whilst cooking.”*



*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.



Door to Entrance Hall.

From the Entrance Hall door gives access to the Lounge

Lounge situated at the rear of the house with bi fold doors onto the rear garden, so you enjoy the vista over and communicate directly with the rear garden. Further windows to the rear and side add additional natural lighting. This good-sized reception room has space for two, three-seater sofas and armchairs.



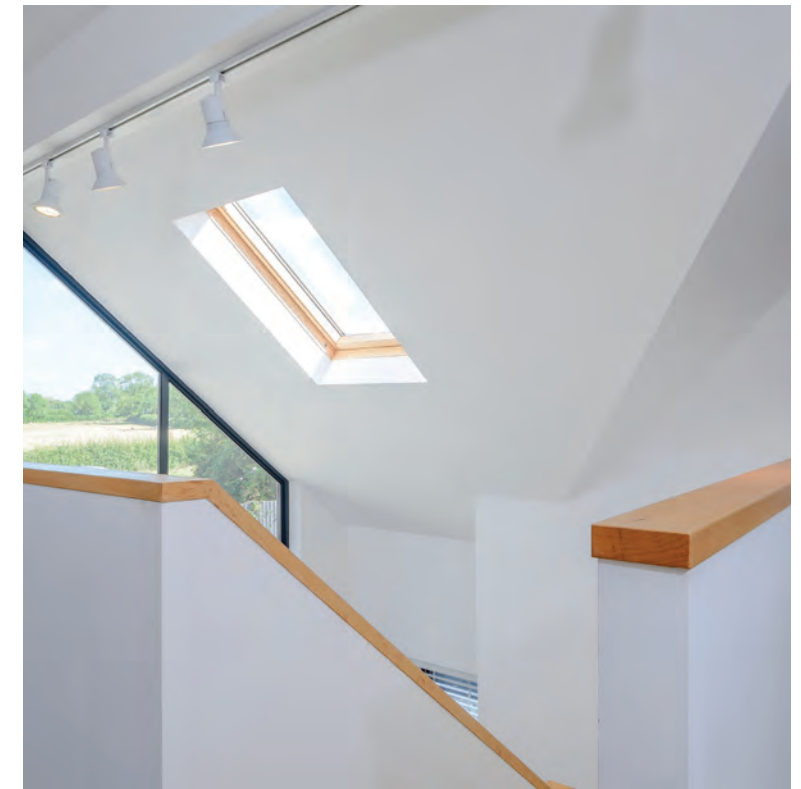


From the Entrance Hall stairs rise to the First Floor

Galleried Landing borrowing natural lighting from the entrance hall and enjoys views to the front across to fields and its vaulted ceiling combines to add a great impression of space.

Doors give access to:

Large shelved Airing Cupboard.





Bedroom 1 a large bedroom with space for a king-sized bed and bedroom furniture with free standing wardrobes. This room has a window to the front enjoying views across to a neighbouring field.

En suite Wet Room having a white suite comprising shower area with glazed door and screen W.C. and wash hand basin. Extractor fan. Velux roof light. Slate tiled floor. Chrome towel radiator.

Bedroom 2 a large bedroom with space for a king-sized bed and free-standing wardrobes and bedroom furniture with a window offering views to rear over garden, paddocks and neighbouring fields.

En suite Wet Room having a white suite comprising shower area with glazed door and screen W.C. and wash hand basin. Extractor fan. Velux roof light. White ceramic tiled floor.



Bedroom 3 a double bedroom with space for bedroom furniture having a vaulted ceiling with two Velux roof lights with views to the rear garden and neighbouring paddock and fields. Recessed eaves storage.

Bed 4/Study a double bedroom with space for wardrobe and bedroom furniture with a Velux dormer window and roof light with views to paddock.

Family Bathroom having a contemporary suite comprising modern freestanding bath with floor standing chrome mixer tap with shower head attachment, W.C, sink and mixer tap, shower area with glazed door. Ceramic tiling to floor and walls extending to deep shelf with mirror. Velux roof light. Extractor fan.





Outside

Front Garden laid principally to gravel parking area and access to front door with lawned area to front. Five bar gate to paddock. Outside tap and exterior lights

Paddock measuring approximately an Acre and having a covered well and private wastewater treatment plant.

Rear Garden Laid to patio immediately to the rear of the house and accessed by bi fold doors from the Lounge, remainder laid to lawn. Exterior lights. Pedestrian gate to paddock.

There are two Side Garden laid to lawn with gated access to front and the other

providing space for wheelie bins and the air source heat pump with gated access to front and rear gardens.

Garage with up and over door, light and power. Pressurised hot water system. Space for freezer and clothes dryer.

Heating: Under floor heating via Air source heat pump.

Windows: Grey aluminum triple glazed.

Services

Mains: Water, Electric. Private wastewater treatment plant.







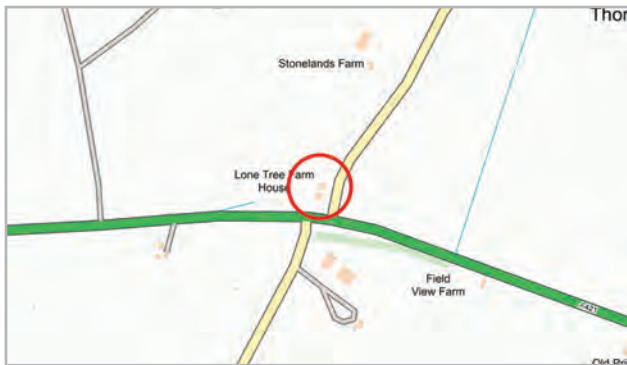


LOCATION

Situated on the edge of the pretty village of Thornborough that has a number of village greens and a tributary of the River Ouse running through it which is usually popular with nesting ducks and makes for an attractive village scene. Thornborough is also the location of the only medieval bridge surviving in the County dating to the 14th Century and the village supports a good number of amenities and is only 3 miles from Buckingham and has nearby good rail connections to London from Milton Keynes and Leighton Buzzard, and is therefore popular with commuters who want to find a place in the Country that has convenient commuting links and has good schooling nearby.

Convenient road access M40 motorways (J10 & J9). Rail links to London: Leighton Buzzard (approximately 34 minutes to London Euston) Milton Keynes (approximately 33 minutes to London Euston), Bicester North (56 minutes to London Marylebone) & Bicester Village (approximately 51 minutes to London Marylebone).





Local Authority: Aylesbury Vale Council Tax Band 'G'

Village Amenities: Public house (with fish and chip van on a Friday), infant school, church, village hall, W.I., Bus service.

Nearby Towns: Further amenities are close by at Buckingham (3 miles), Winslow (6 miles) Aylesbury (16 miles), Leighton Buzzard (16 miles), Milton Keynes (11 miles), Bicester (14 miles) (all distances approximate)

Village population Circa 641 people (2011 Census).

Primary School:
Thornborough Infant School (3-7 years old) Ofsted: Outstanding

Secondary School:
Sir Thomas Freemantle Ofsted: Good
Royal Latin School Ofsted: Outstanding
Buckingham School Ofsted: Good

Independent Schools:
Beachborough School
Thornton College
Stowe School
Akeley Wood Senior School
Cambian Blechley Park School etc.

Rail links to London Leighton Buzzard (approximately 34 to London Euston) Milton Keynes (approximately

33 minutes to London Euston), Bicester North (approximately 56 minutes to London Marylebone) & Bicester Village (approximately 51 minutes to London Marylebone).

Motorway Links
Convenient road access to M1 (J13 & J14) and M40 (J9 & J10) motorways.

Viewing Arrangements
Strictly via the vendors sole agents, please contact Saul Roux Scrivener MRICS on 07867 664345 or Fine & Country on 01280 736111.

Opening Hours
Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 4.30 pm

For more information visit www.fineandcountry.com/uk/banbury

Directions
From Buckingham exit the town on the London Road at the roundabout take the first exit onto the A421, continue to take the second exit at the following roundabout staying on the A421 and exiting the town. Turn left as signposted to Thornborough where Ridge & Furrow Barn is located shortly after on your left hand side. Be aware you Sat Nav is likely to take you beyond the property into the village. For Sat Nav use MK18 2DF.

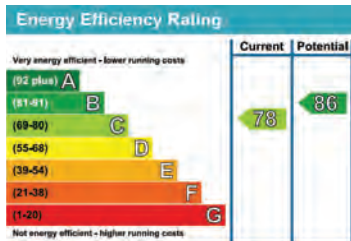
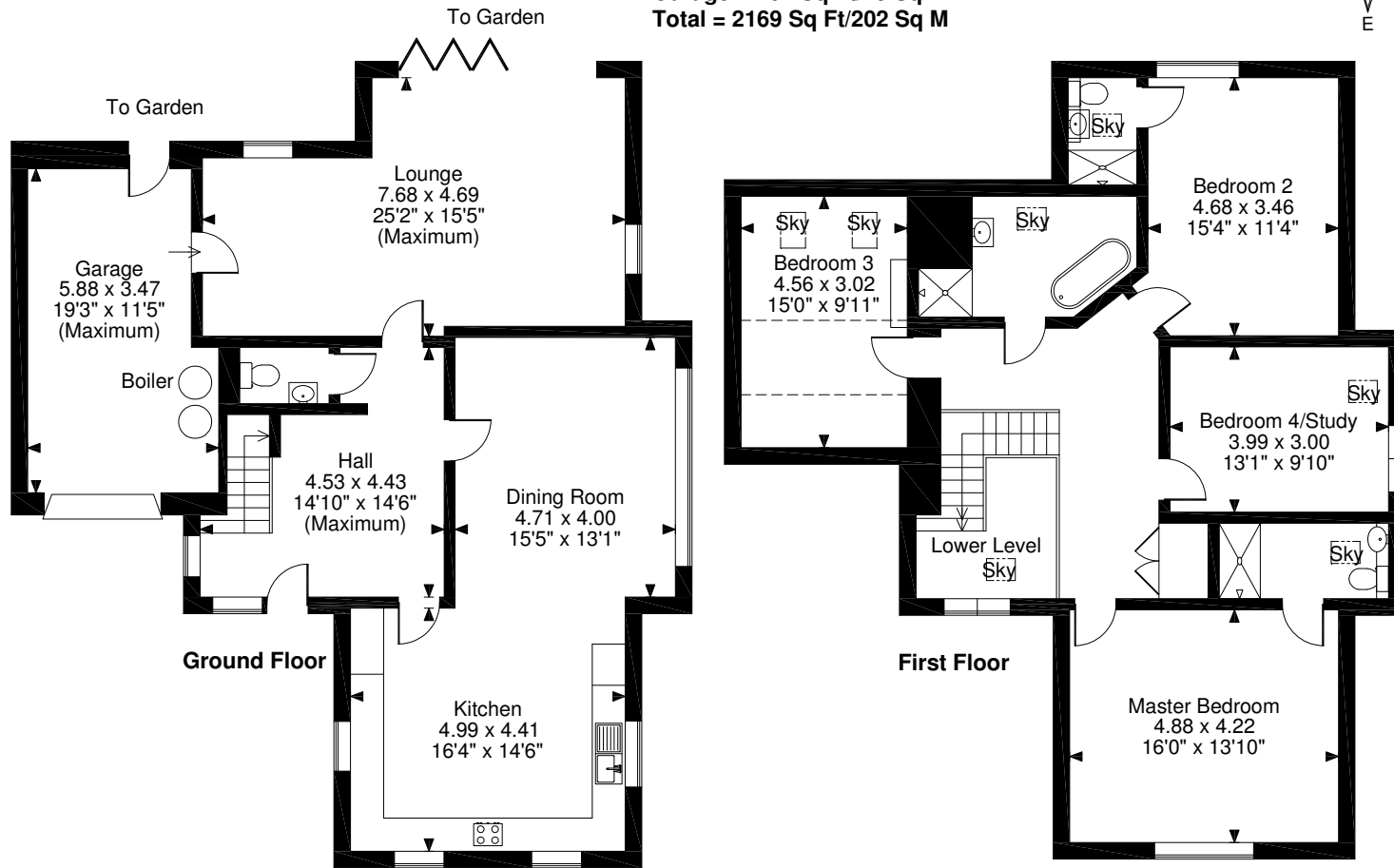
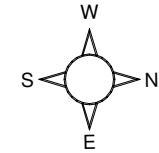
Ridge & Furrow Barn, High Street Thornborough, Buckingham

Approximate Gross Internal Area

Main House = 1967 Sq Ft/183 Sq M

Garage = 202 Sq Ft/19 Sq M

Total = 2169 Sq Ft/202 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed







TERRY ROBINSON
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Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



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“Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country

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