



Chestnut Farm House Aylesbury Road, Monks Risborough - HP27 0JT

Guide Price £1,495,000

 **TIM RUSS**
& Company



Chestnut Farm House Aylesbury Road

Monks Risborough, Princes Risborough

- Beautiful Grade II listed Farmhouse
- Fabulous Private Courtyard Style Setting
- Additional Barn 18th Century Barn
- 4 Car Garaging
- 0.75 Acre
- 5 Bedrooms
- 5 Receptions
- Farmhouse Kitchen
- Indoor Swimming Pool
- Large Garden

The village of Monks Risborough on the edge of the market town of Princes Risborough at the foot of the Chiltern Hills. The church hosts craft, lunch and walking clubs; the scout hut is also used for fitness, baby, toddler and pre-school groups. Risborough town centre (1 mile) has good local shops and restaurants, a Tesco supermarket, M&S Food Hall, tennis and bowls clubs, good schools and Whiteleaf golf course. Nearby Monks Risborough Primary School is Ofsted rated Good and the property is in catchment for Aylesbury's grammar schools.



Chestnut Farm House Aylesbury Road

Monks Risborough, Princes Risborough

A stunning Grade II Listed detached farmhouse with a fabulous courtyard setting including a beautiful separate barn, indoor pool and four car garaging, set in almost 0.75 acre.

This exquisite property dates in origin from circa 1750 and has been meticulously restored and maintained over the years, still retaining its original integrity yet so liveable in the 21st Century. On the other side of the courtyard and in addition to the main house, is a restored 18th Century thatched barn, still retaining the original mangers which are in beautiful condition.

The accommodation is light and airy throughout with a lovely traditional ambience. On the ground floor there are four principal reception rooms, including a lovely formal sitting room, a panelled cosy tv/family room, fitted study and a charming formal dining room. The kitchen/breakfast room is in a classic farmhouse style, well equipped and with the essential AGA. This in turn leads through to the utility room and on to the games room, which opens onto the courtyard.

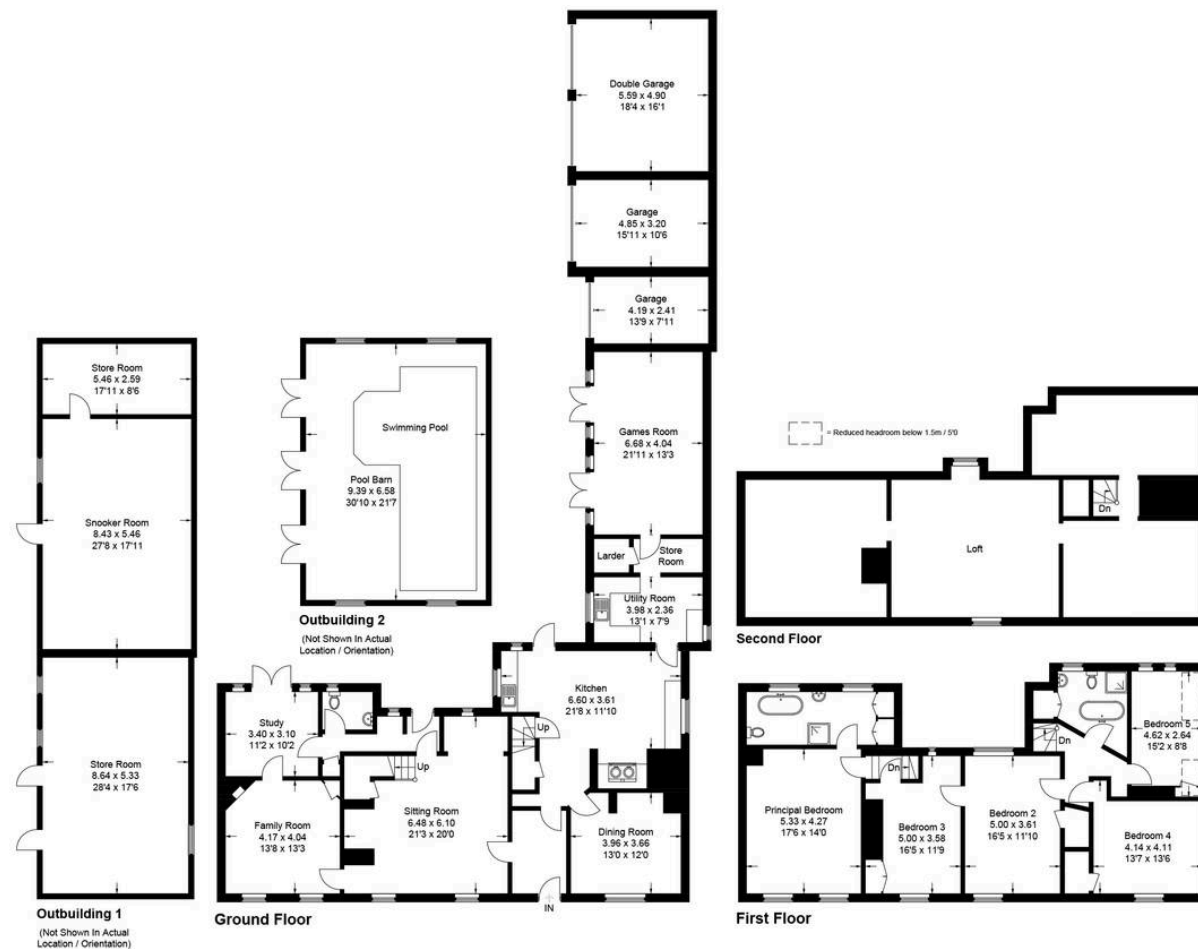
On the first floor four of the bedrooms enjoy a spectacular view up to Whiteleaf Cross, including the main bedroom which has a well-appointed ensuite bathroom. Bedroom five lies at the rear as does the elegant family bathroom.

OUTSIDE

The driveway is to the side and leads round to the private gravel courtyard and a landscaped centre circle with a small pond. This provides ample parking for numerous vehicles as well as the four car garaging.

The thatched barn is also Grade II Listed and has some





Chestnut Farm House

Approximate Gross Internal Area = 298.9 sq m / 3,218 sq ft
(Excluding Loft)

Outbuildings / Garages = 226.3 sq m / 2,436 sq ft

Total = 525.2 sq m / 5,654 sq ft

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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