

# POLLICOTT BARN

UPPER POLLICOTT, ASHENDON, BUCKINGHAMSHIRE HP18 0HH



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**An exceptional five bedroom detached barn set in mature landscaped grounds with breathtaking elevated views of the surrounding countryside**

Offering a wealth of character, Pollicott Barn offers a rare opportunity to acquire a five bedroom timber clad, stone and brick barn with flexible accommodation. Located in Upper Pollicott, an idyllic semi-rural setting within a short walk to the hill top village of Ashendon where you'll find The Ash Tree, the community pub with B&B guest rooms, which is under new management, the church, village hall, recreational ground with pavilion, playground and its many social events throughout the year

On entering, you are instantly struck by the bright and airy vaulted interior and wonderful flow of the living space which includes an impressive 24' triple aspect living room with inglenook style fireplace, wood burning stove and double doors opening onto the terrace, a spacious dining room for entertaining and a kitchen/breakfast room fitted with a comprehensive range of storage units, integrated appliances and two beautiful herringbone brick gables and original trusses served by a generous utility room. Beyond the utility the barn includes two further sizeable rooms currently used as office space. Being accessed from a separate exterior door, this end of the barn offers scope to become a self contained annex or a further bedroom if required.

Bedroom accommodation does not disappoint with an outstanding 20' master suite with double doors leading directly onto the rear terrace and includes a contemporary en-suite bathroom with separate shower. With stunning far reaching views, this really is a wonderful principal suite. The guest bedroom also includes a contemporary shower room and the remaining bedrooms are served by a generous family bathroom. Bedroom four also features a timber loft staircase providing access to a useful attic room ideal for use as an additional study area or teenage den.

Outside and of particular note is the breathtaking elevated setting adjoining rolling hills and farmland. Where cattle and horses graze at the end of the garden. The barn has parking for numerous vehicles which in turn leads to a detached timber clad single garage with light and power.\* The rear gardens have been beautifully landscaped with a large split level sheltered terrace which leads to gardens laid mainly to lawn with mature shrubs and trees. The garden also includes a mature wildlife pond complete with bullrushes and fountain with steps leading down to a beautiful lower walled garden with electricity and water featuring a useful stone outbuilding and sheltered seating area.

Offering outstanding living space and beautiful quarter acre grounds with panoramic elevated views, Pollicott Barn offers a wonderful combination of space and tranquility rarely available on the open market.

“A FINE EXAMPLE OF A RECONSTRUCTED NATURAL STONE & BRICK BARN OFFERING OUTSTANDING SPLIT LEVEL ACCOMMODATION OF ABOUT 2600 SQ.FT SET IN SECLUDED QUARTER ACRE LANDSCAPED GARDENS WITH PANORAMIC VIEWS”



- Beautiful timber clad barn with accommodation of about 2600 sq.ft
- Character interior with vaulted ceilings, inglenook style fireplace exposed timbers and brickwork
- Flexible living space including potential for annex accommodation with its own entrance
- Sought after semi-rural location with good road and rail links
- Short walk to Ashendon and all its amenities
- Lovely circular walks to surrounding villages including the hill top village of Brill on your doorstep
- Fast train to London Marylebone (under 40 mins) only 10 minutes away



## SUMMARY

- Split level entrance hall
- Cloakroom
- Kitchen/breakfast room
- Utility room
- 24' Living room with inglenook style fireplace
- Dining room
- 20' Master bedroom with en-suite bathroom including separate shower
- Guest bedroom with en-suite shower room
- Two further bedrooms including loft room to bedroom 4
- Office
- Bedroom 5/Study
- Detached garage
- Extensive off street parking
- Mature west facing garden with wildlife pond, lower walled garden and far reaching views
- Far reaching uninterrupted views across the valley towards Chilton & Brill
- Total plot about 0.28 acres
- Potential to create annexed accommodation with own access.
- East access to London, Birmingham, Oxford and High Wycombe by rail and road
- NO UPWARD CHAIN



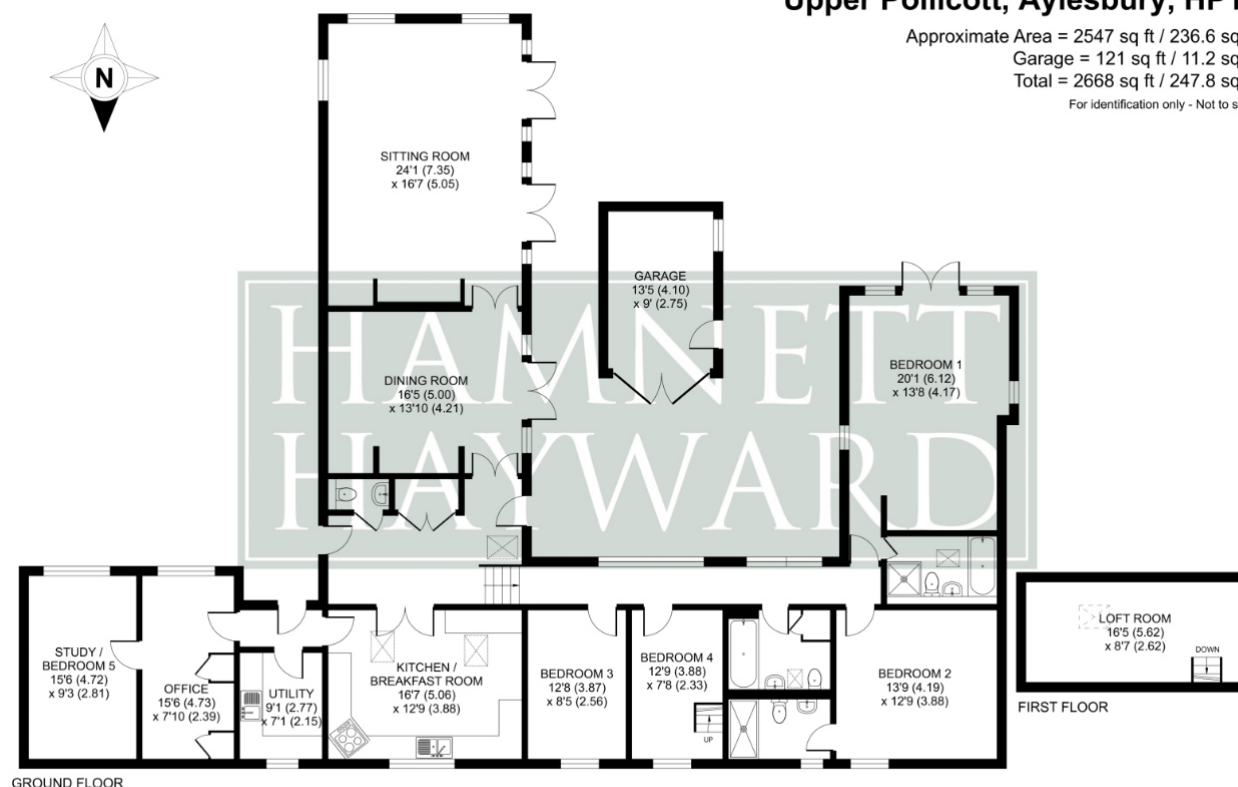
## Upper Pollicott, Aylesbury, HP18

Approximate Area = 2547 sq ft / 236.6 sq m

Garage = 121 sq ft / 11.2 sq m

Total = 2668 sq ft / 247.8 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hamnett Hayward Ltd. REF: 1300221

## Location

Upper Pollicott is a delightful semi-rural hamlet surrounded by rolling countryside just a short walk from Ashendon village which offers a community public house, a church, a village hall and playing fields. with pavilion and recreation grounds. Further amenities are located in Waddesdon which has the National Trust owned Waddesdon Manor, Cuddington, Chearsley, Brill and Long Crendon all within 3 to 5 miles. The picturesque market town of Thame is also within easy reach, 7 miles. The property is in the catchment area of Waddesdon C of E Secondary School, three grammar schools in Aylesbury and is close to several private schools with local bus collection/drop off points. For the commuter Haddenham and Thame Parkway mainline railway station is only 5 miles away offering a regular fast service into London Marylebone (under 40 mins) and Aylesbury Parkway for an alternative route is also only a short distance away.

## Additional information

Services: Mains water, electricity and mains drainage

Heating: Oil fired central heating to radiators

Energy Rating: Current D (62) Potential B (84)

Local Authority: Buckinghamshire CC - Aylesbury

Postcode: HP18 0HH

Council Tax Band: G

\*Planning has been approved to create a linked garage to the side of the barn

ASKING PRICE £1,250,000



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