



Westlington Farm, Dinton

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Westlington Farm

Stars Lane Dinton, Aylesbury, HP17 8UL

A charming Grade II listed thatched property with a garden and stables in a sought-after Buckinghamshire village

Haddenham & Thame Parkway Station 3.3 miles (London Marylebone 36 mins), Aylesbury 5.3 miles, Thame 5.4 miles, M40 (J7) 9.1 miles, Oxford 21.8 miles, Heathrow International Airport 34.3 miles

Sitting room | Study | Dining room | Kitchen/breakfast room | Utility | Pantry | 4 Bedrooms
Family bathroom | Shower room | Garden
2 Stables | Shed | Wood store | EPC D

The property

Westlington Farm is a fine example of a beautifully presented 17th to 18th century part-thatched farmhouse with sash and casement windows and a wealth of internal character, with thick timber beams, latched wooden doors, feature fireplaces and more. It sits within an attractive plot with a neatly landscaped garden and an adaptable detached brick-built outbuilding.

The entrance vestibule opens into a capacious 31 ft. sitting room, a sociable reception space with an eye-catching central brick and stone-built fireplace and multiple leafy aspects. Alongside is a dual-aspect study with a staircase, store cabinets, a fireplace and a door to the west-facing garden. The accommodation flows through a hallway with a staircase and through into the formal dining room, with a range of built-in units. This leads to the utility room, a dedicated pantry and the well-sized kitchen/breakfast room with its cabinetry and range cooker, which also flows out onto the terrace. Completing the floor is a contemporary shower room.

The airy first-floor landing branches off onto a total of four well-proportioned and pleasing bedrooms with various handsome period features. The rooms are well served by the in-keeping family bathroom with its cast iron fireplace and built-in bathtub.

Outside

The property is approached via five-bar wooden gates onto a large gravelled driveway offering ample parking beside the home. A wealth of colourful herbaceous plants adorns the borders to the main entrance, with the garden enclosed with stone-built walls with climbers and mature trees including an old horse chestnut. A paved courtyard terrace is followed by a manicured level lawn with an assortment of considered planting and shrubs and a decorative pond. Further is the versatile detached brick-built outbuilding, comprising stables, a shed and a wood store to the side.

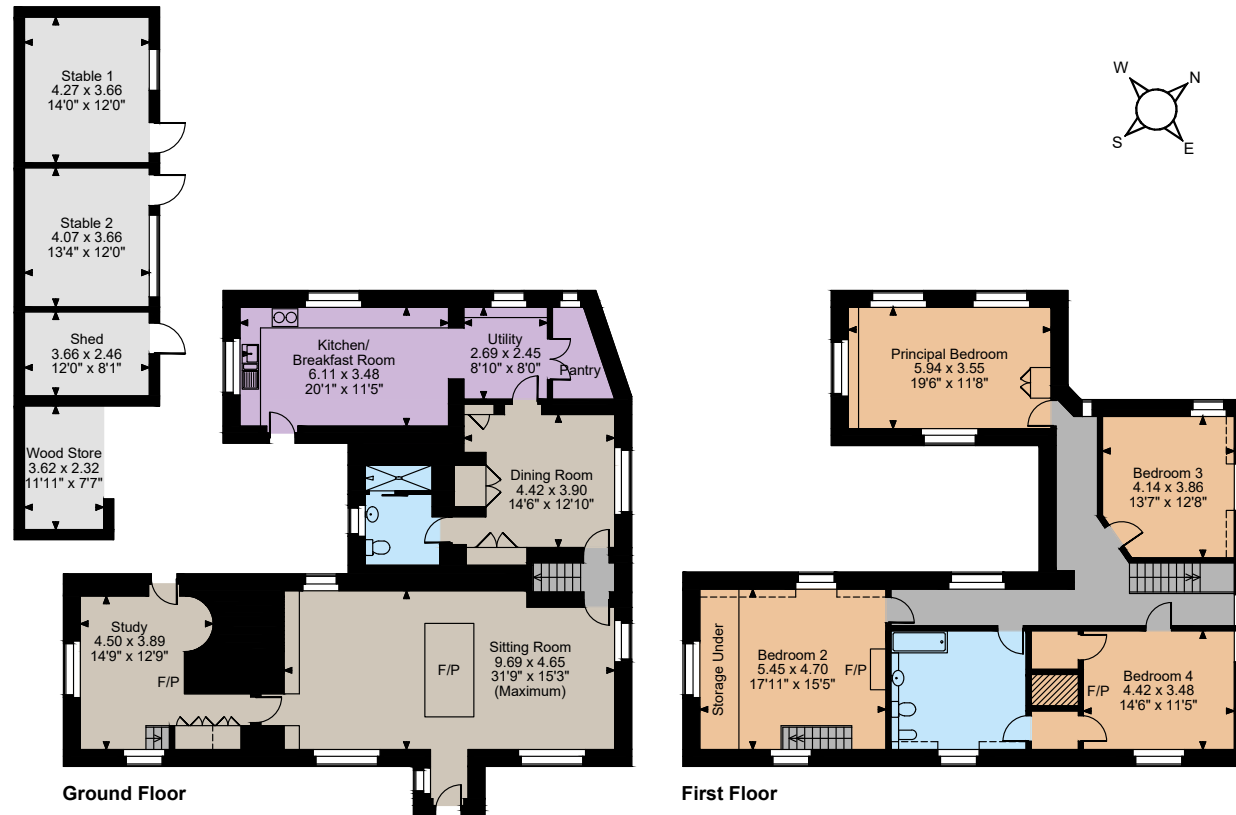


Location

The popular village of Dinton is surrounded by scenic countryside and benefits from a range of amenities, including a primary school, a Belgian restaurant, public house, church, a thriving village community hall and a cricket club. The nearby historic market town of Thame offers additional facilities, including supermarkets, eateries, high street and boutique shops, a leisure centre, library and schooling. Even more comprehensive recreational and educational facilities can be found in Aylesbury which includes Sir Henry Floyd and Aylesbury Grammar School and further amenities in nearby Oxford, with convenient transport links via the M40 motorway and Haddenham & Thame Parkway Station providing services to London Marylebone in under 40 minutes.



Floorplans
 Main House internal area 2,747 sq ft (255 sq m)
 Outbuilding internal area 535 sq ft (50 sq m)
 Total internal area 3,282 sq ft (305 sq m)
 For identification purposes only.



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

☐☐☐☐ Denotes restricted head height

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Directions

From Oxford take the A40 heading east and proceed to follow signs along the A418 through Thame and past Haddenham until you reach Gibraltar. Turn right at New Road and continue through the village for 0.2 miles before turning left onto Stars Lane, where the property will be on the right.

General

Local Authority: Aylesbury Vale District Council

Services: Mains Gas, Oil fired AGA, Mains Drainage

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,250,000

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