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# Temptation comes in many forms...



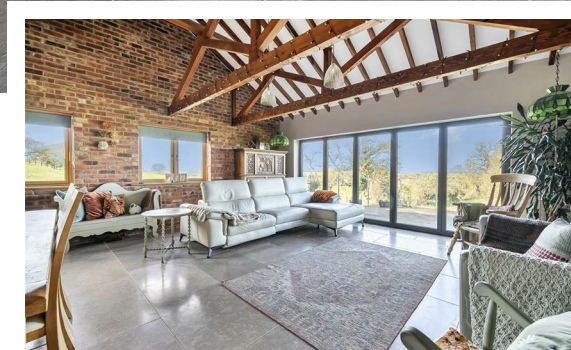
Quainton  
OFFERS IN EXCESS OF £1,600,000

# Quainton

OFFERS IN EXCESS OF

£1,600,000

Having been the subject of an extensive extension and renovation by the current owners we are delighted to offer this unique barn conversion to the open market. Sitting in a plot of over 2.5 acres with some of the most stunning views of rolling countryside yet easily connected to a number of town and London by road or rail.



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## Hogshaw, Buckingham, MK18

Approximate Area = 2891 sq ft / 268.5 sq m  
 Garage = 850 sq ft / 78.9 sq m  
 Outbuildings = 573 sq ft / 53.2 sq m  
 Total = 4314 sq ft / 400.7 sq m  
 For identification only - Not to scale

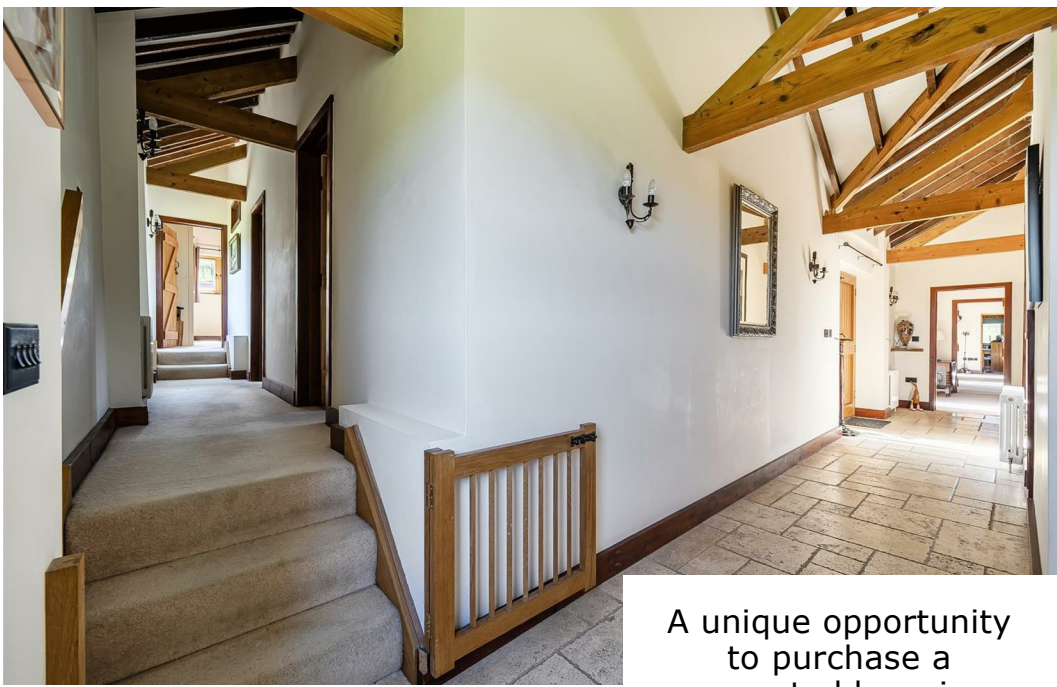


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Sterling Homes. REF: 1420821



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





A unique opportunity to purchase a converted barn in a simply stunning setting.



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#### The Property

The centre piece of the accommodation is the stunning open plan kitchen/dining/family room which has bi-folding doors to admire the far reach views and opening to the raised timber deck. The high-quality kitchen has been fitted with a comprehensive range of base and eye-level units, including a central island cooking station with a state-of-the-art induction hob and recessed extractor, fully equipped with Miele appliances throughout and complemented by a Quooker hot tap for added convenience. There are a number of other high quality integrated appliances through this space. The room has a wonderful vaulted ceiling with a number of exposed beams. From here a door opens to a dedicated utility room which has also been fitted with a range of complimenting base and eye level units and leads to a useful wet room with shower facilities, wc and wash basin. Off the large kitchen is the principal reception room which boasts a wood burning stove, dual aspect lighting with a number of windows to the front and rear and French doors opening to the inner courtyard. Beyond this room is the second reception room which opens to an inner hallway which provides access to all five bedrooms with two of them boasting ensuite bathrooms. The principal bedroom also has an extensive range of fitted wardrobes.

#### The Outside

The approach is initially down the farm lane to the entrance that has tall electric iron gates. Once inside a tree lined tarmac driveway leads up to the property. To the rear is a charming courtyard with paving and shingle incorporating numerous raised sleeper beds containing flowers, small trees and shrubs, with attractive box hedging. At the front is a terrace that takes in the quite breath-taking views and overlooks the majority of the land which extends to over 2.5 acres and is in the main lawn and grass that is beautifully manicured. At the northern boundary is a large pond with a jetty. There are two principal blocks of outbuildings, the first with a workshop, two double garages and shed that has a wash basin and wc. In addition there is stable to one rear corner.

#### Historic Location

Hogshaw is a civil parish within Aylesbury Vale district in Buckinghamshire, England. It comprises the two ancient villages of Hogshaw and Fulbrook, though neither exist in their entirety any more. It is in the Aylesbury Vale, between East Claydon and Quainton. The village name 'Hogshaw' is Anglo Saxon in origin, and means 'Hogg's brook' (where 'Hogg' is someone's personal name). In the Domesday Book of 1086 it was recorded as Hogsceaga.

Anciently the parish was in the possession of the Knights Templar, and when that order was abolished the Knights Hospitaller. It began as the Hogshaw Nunnery and then became the Hogshaw Commandery in the 15th century. However in the Dissolution of the Monasteries in 1547 the parish was seized by the Crown. It was after this time that the villages were depopulated. It was in 1720 that the church was officially depopulated for financial reasons, and the remaining villagers forced to worship at East Claydon. The church was demolished shortly after. All that remains of the two villages today is a handful of houses. The surrounding market towns and villages provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quainton Steam Railway. Extensive shopping facilities are situated at Bicester Village Retail Outlet, the refurbished Friar's Square Centre in Aylesbury, and Milton Keynes.

#### Transport Links

The A41 provides easy access into Aylesbury, Bicester and the M40 network. Rail connections are fast and convenient on the Chiltern Turbo reaching London Marylebone in under an hour from Aylesbury. Services to Euston are available from Cheddington and Leighton Buzzard. Aylesbury Parkway now provides a link to Marylebone at Fleet Marston.

#### Education Locally

Primary Schools at East Claydon, Steeple Claydon & Winslow Upper School at Buckingham Preparatory schools at Ashfold, Swanbourne and Oxford Public schools at Stowe, Berkhamsted and Oxford. Grammar Schools at Aylesbury and Buckingham.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
  2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
  3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.
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