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Newton Farm  
Primrose Hill, Widmer End, HP15 6NU

# Newton Farm

Set behind a charming frontage and mature planting, this attractive detached former farmhouse occupies a generous plot of approximately half an acre in the heart of the sought-after village of Widmer End. Beautifully maintained and full of character, the property offers spacious, well-balanced accommodation extending to over 2,600 sq ft (including garage), combining period charm with practical family living

## Ground Floor

Entrance hallway

Living Room

Dining Room

TV Room/Snug

Kitchen Breakfast Room

Utility and Downstairs Cloakroom

## First Floor

Five Double Bedrooms

Three Bath/Shower Rooms

## Outside

Driveway Parking

Double Garage

Half acre plot







Approached via a sweeping driveway, the home enjoys ample off-road parking and a substantial detached double garage. The setting provides a wonderful sense of space and privacy, with established gardens wrapping around the property and a particularly well-landscaped rear garden offering lawned areas, mature trees and thoughtfully planted borders. Internally, the accommodation is both versatile and welcoming.

The ground floor features a generous living room with bay window and open fireplace, creating a warm and inviting focal point. A separate reception room provides flexibility as a family room, snug or home office, while the formal dining room offers an ideal space for entertaining. The kitchen/breakfast room overlooks the garden and offers excellent proportions, complemented by a separate utility room and convenient ground floor cloakroom.

The layout lends itself perfectly to modern family life, while retaining a traditional farmhouse feel. To the first floor are five well-proportioned bedrooms, all enjoying pleasant outlooks, served with a family bathroom plus 2 ensembles with showers. The principal rooms are light and spacious, offering comfortable accommodation for growing families or those seeking dedicated work-from-home space.

The overall presentation is extremely well cared for, allowing an incoming purchaser to move straight in, yet it also offers exciting potential for sympathetic modernisation or extension (subject to the necessary planning permissions), should one wish to further enhance the footprint.

Externally, the property sits centrally within its generous half-acre plot, creating a wonderful sense of balance, space and privacy. The gardens are a particular highlight of the home, thoughtfully landscaped and beautifully maintained over the years.

Predominantly laid to lawn, the grounds are interspersed with mature flower and shrub borders that provide colour and texture throughout the seasons. A variety of established fruit trees add both charm and practicality, enhancing the traditional farmhouse feel while offering delightful blossom in spring and homegrown produce later in the year.

A feature pond creates an attractive focal point within the garden, contributing to the tranquil atmosphere and encouraging local wildlife. The mature trees and established planting not only frame the house beautifully but also provide natural screening, ensuring a high degree of seclusion.

The positioning of the house within the centre of the plot allows the gardens to wrap around the property, offering multiple seating areas and vantage points from which to enjoy the surroundings. The expansive lawn provides ample space for family recreation, outdoor entertaining or simply enjoying the peaceful village setting.

Widmer End remains one of the Chilterns' most desirable village locations, benefitting from local shops, well-regarded schooling and convenient bus routes.

The nearby towns of High Wycombe and Amersham are within a short drive, providing a wider range of amenities and mainline train services into London Marylebone, making this an excellent choice for commuters. A rare opportunity to acquire a substantial and characterful farmhouse set within mature grounds in a prime village setting — offering space, charm and future potential in equal measure.

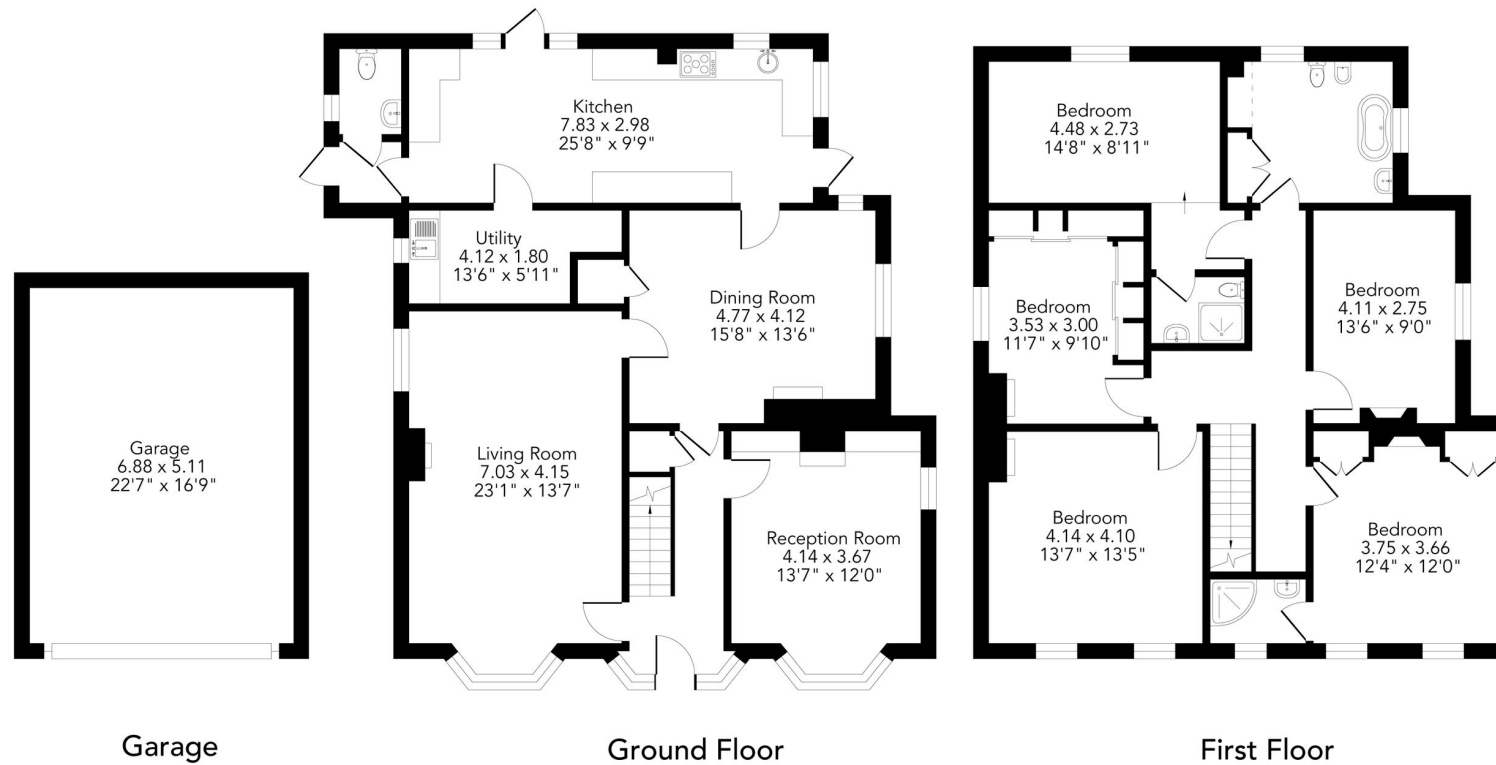
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**APPROXIMATE FLOOR AREA**  
House - 212.91 sq m - 2292 sq ft  
Garage - 35.15 sq m - 378 sq ft  
Total - 248.06 sq m - 2670 sq ft  
(Gross Internal Area)

**NOT TO SCALE**  
This plan is for illustration purposes only



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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Fine & Country South Buckinghamshire

Tel: 01844 343131

Belmont House, 1 Market Square, Princes Risborough, Buckinghamshire HP27 0AP

[www.fineandcountry.com](http://www.fineandcountry.com)



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