

FINE & COUNTRY

Midsummer Barn

Heath End Road, Little Kingshill, HP16 0EB

Midsummer Barn

Occupying an idyllic position amidst the beautiful Buckinghamshire countryside, Midsummer Barn is an impressive former farmhouse barn that has been thoughtfully converted to create a distinctive and characterful family home. Tucked away at the end of a private driveway shared by just two properties, the house enjoys a wonderful sense of privacy and seclusion, with far-reaching views across the surrounding open countryside.

Impressive former farmhouse barn, converted in the late 1990s
Idyllic rural setting with far-reaching countryside views
Private driveway serving just two properties
Approximately 2,063 sq ft of internal accommodation
Four generous double bedrooms
Principal bedroom with walk-in wardrobe and en-suite
Three versatile reception rooms, including an impressive living room with fireplace
Characterful farmhouse kitchen/breakfast room and separate utility
Refitted family bathroom and ground floor cloakroom
Substantial tandem garage, additional parking and separate home office/gym




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Originally serving as the cow barn to the adjoining farmhouse, the property was converted in the late 1990s, retaining much of its original agricultural charm whilst incorporating the space and comforts required for modern family living. Exposed timber beams, attractive brickwork and traditional detailing feature throughout, creating a home with a particularly appealing sense of warmth, individuality and character. Extending to approximately 2,063 sq ft of internal accommodation, the house offers a well-balanced and versatile layout, ideally suited to both family life and entertaining. The welcoming entrance hall leads through to the principal reception spaces, including an impressive living room, where an attractive fireplace provides a natural focal point. Generous proportions, exposed timbers and direct access to the gardens combine to create a particularly inviting space in which to relax and unwind. The farmhouse-style kitchen/breakfast room is a wonderful feature of the property, offering an abundance of character through its exposed brickwork, timber detailing and traditional fittings. Arranged to provide both practical preparation space and an informal dining area, it forms a natural hub of the home. A separate utility room provides additional convenience, whilst the adjoining family room offers further flexibility, whether used as a more relaxed sitting room, television room or additional entertaining space. A ground floor cloakroom completes the accommodation on this level. The first floor continues the property's appealing character, with four generously proportioned double bedrooms arranged around a central landing. The principal bedroom is particularly well appointed, benefiting from a dedicated walk-in wardrobe and an en-suite shower room.

The remaining bedrooms offer excellent flexibility for family members and visiting guests, with a beautifully refitted family bathroom serving the accommodation. Throughout, the exposed timbers provide a charming reminder of the building's former agricultural heritage. Externally, Midsummer Barn continues to offer a great deal of appeal.

The delightful formal gardens provide an attractive setting for the house, with an enclosed and private feel, established boundaries and a charming cottage-style patio, creating an ideal environment for outdoor dining, entertaining or simply enjoying the peaceful surroundings. The gardens also provide a wonderful opportunity to appreciate the changing seasons and the natural beauty of the surrounding landscape. A particularly valuable addition is the substantial tandem garage, providing extensive space for vehicle parking, storage or hobbies. Beyond this, a separate room measuring approximately 12'6" x 8'1" has been arranged as a home office/gym, offering a highly useful and adaptable space for those working from home or looking to accommodate additional lifestyle requirements. Further driveway parking is also available. The setting is undoubtedly one of Midsummer Barn's most compelling attributes. Surrounded by open fields and rolling countryside, the property enjoys a wonderful rural atmosphere, with far-reaching views and an ever-changing backdrop throughout the seasons. An extensive network of nearby footpaths and bridleways provides excellent opportunities for walking, cycling and exploring the surrounding countryside, making this an ideal location for those seeking a more relaxed pace of life. Despite its peaceful surroundings, the property remains conveniently positioned for access to the nearby towns of Great Missenden and Amersham, both offering a good selection of shops, cafés, restaurants and everyday amenities. Mainline rail services from Great Missenden and Amersham provide direct connections into London Marylebone, whilst Amersham additionally benefits from Metropolitan Line services into the capital. The area is also particularly well regarded for its schooling, with a selection of highly regarded local primary schools and access to some of Buckinghamshire's most sought-after grammar schools, including Dr Challoner's Grammar School, Dr Challoner's High School and Chesham Grammar School.








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APPROXIMATE FLOOR AREA
House - 191.68 sq m - 2063 sq ft
Garage - 24.97 sq m - 268 sq ft
Total - 216.65 sq m - 2331 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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