



Cane End Farm  
Hulcott | Aylesbury | Buckinghamshire | HP22 5AX

# CANE END FARM

*Dating back, we believe to the 1870's, Cane End Farm is a substantial country home and occupies a one acre plot, abutting farmland. Despite its discrete location, it is within easy reach of Aylesbury, Leighton Buzzard and Milton Keynes.*



# DESCRIPTION

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The house combines many period features with the comforts and luxuries of a modern home and is well presented throughout. Internally, the house flows well and the number of reception rooms and bedrooms makes this fine home ideal for family life.

Approached via a private tree lined driveway with a gate opening out to a spacious area providing parking for several vehicles.

A large reception room welcomes you to the ground floor where there is a spacious dual aspect sitting room with an open fire. The kitchen/breakfast room really is the heart of the house with a range of good quality fitted units, a centre island, a Rangemaster cooker and a spacious larder. The larger than average utility room is fitted with a range of wall units and plumbed for a washing machine and tumble drier. The dining room with wood burner overlooks the gardens and there is a snug with an open fireplace.

Stairs lead down to a dry cellar which has been tanked providing plenty of storage space.





“ This has been the most wonderful family home. The rooms are all nicely proportioned, we have five good size bedrooms so we have plenty of room for guests, and features such as the open fire in the sitting room create a really warm and welcoming atmosphere; it's a lovely place to come home to at the end of the day. Over time we've made improvements with decoration, new bathrooms and the building of the annex, but we have tried to maintain all of the character and charm that attracted us to this house in the first place.”

# SELLER INSIGHT

“Nestled in the glorious Buckinghamshire countryside, just a couple of miles from Aylesbury town centre is Cane End Farm, a beautiful period home that boasts both an indoor swimming pool, a self-contained annex and around 1 acre of pretty gardens and grounds. “It was the feeling I got the minute I set foot through the front door that sold the property to me when my husband and I first came to look at it 23 years ago,” says the owner. “It is a beautiful old house with heaps of character and it has such a homely feel throughout. It was love at first sight and we were so keen not to lose it, that we put in an asking price offer there and then.”

“One of the biggest changes we have made was to the exterior. When our five children were all at home, my husband found it impossible to work in the house, so we took down the old garage and built an annex, which is where he had his home office, and built a new garage. The annex has one bedroom, a study and a shower room, so it’s really flexible in terms of how it can be used. It can accommodate guests during large get-togethers or could be ideal for a teen who wants that little bit of independence.”

Another attractive feature of the property is the garden. It extends to around an acre and wraps around the house, with many mature trees and shrubs. In front of the bay window of the sitting room is a Victorian red brick wall, which was originally the garden boundary surrounding the farmhouse. Beyond the small Victorian garden is lawn and trees suitable for small people to climb and with plenty of space to run. The garden is completely secure with stock proof fencing, that doesn’t inhibit the view of the surrounding fields, and open countryside. The swimming pool is also completely secure, surrounded by a conservatory that can be locked and totally out of reach for small children.

*Favourite room:* I honestly couldn’t pick a favourite room.

*Favourite aspect of the grounds and surrounding area:* “In my opinion the location really couldn’t be more perfect.”

*Memorable event:* “The house has been a hub of family life for over two decades now and we’ve had so many memorable occasions here. We have had marquees on the lawn for anniversaries and other celebrations and inf act we are hosting a wedding here in a few weeks’ time.”\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











“ We have built a new, slightly smaller house with less bedrooms just across the field – so we are not going far. We will be sad to leave the farm house” says the owner. “It has been a very happy home and I have no doubt the new owners will love living here every bit as much as we have.”





On the first floor you will find a fabulous master bedroom with fitted wardrobes and a window seat and an en suite bathroom/shower WC which includes a power shower. There are four further double bedrooms with fitted wardrobes and a family bathroom/shower WC which includes a power shower.













## DESCRIPTION

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Just a few steps from the main house is a conservatory style pool house with a good sized heated swimming pool and a sheltered patio area. There is a separate pump room which services the pool.

A lovely feature of the property is a self contained annexe with two good sized rooms and a shower WC.

Well kept gardens surround this fine home, with an abundance of trees and shrubs and views over farmland.

Hulcott is an attractive Buckinghamshire hamlet within the catchment area of the grammar schools of Aylesbury. The village has a village green and a beautiful 14th Century Church.

Aylesbury is within easy reach for a full range of amenities and further shopping facilities can be found at Milton Keynes and Leighton Buzzard and main road and rail transport links.



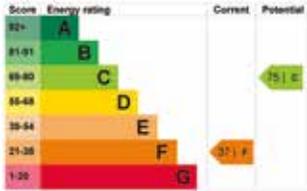




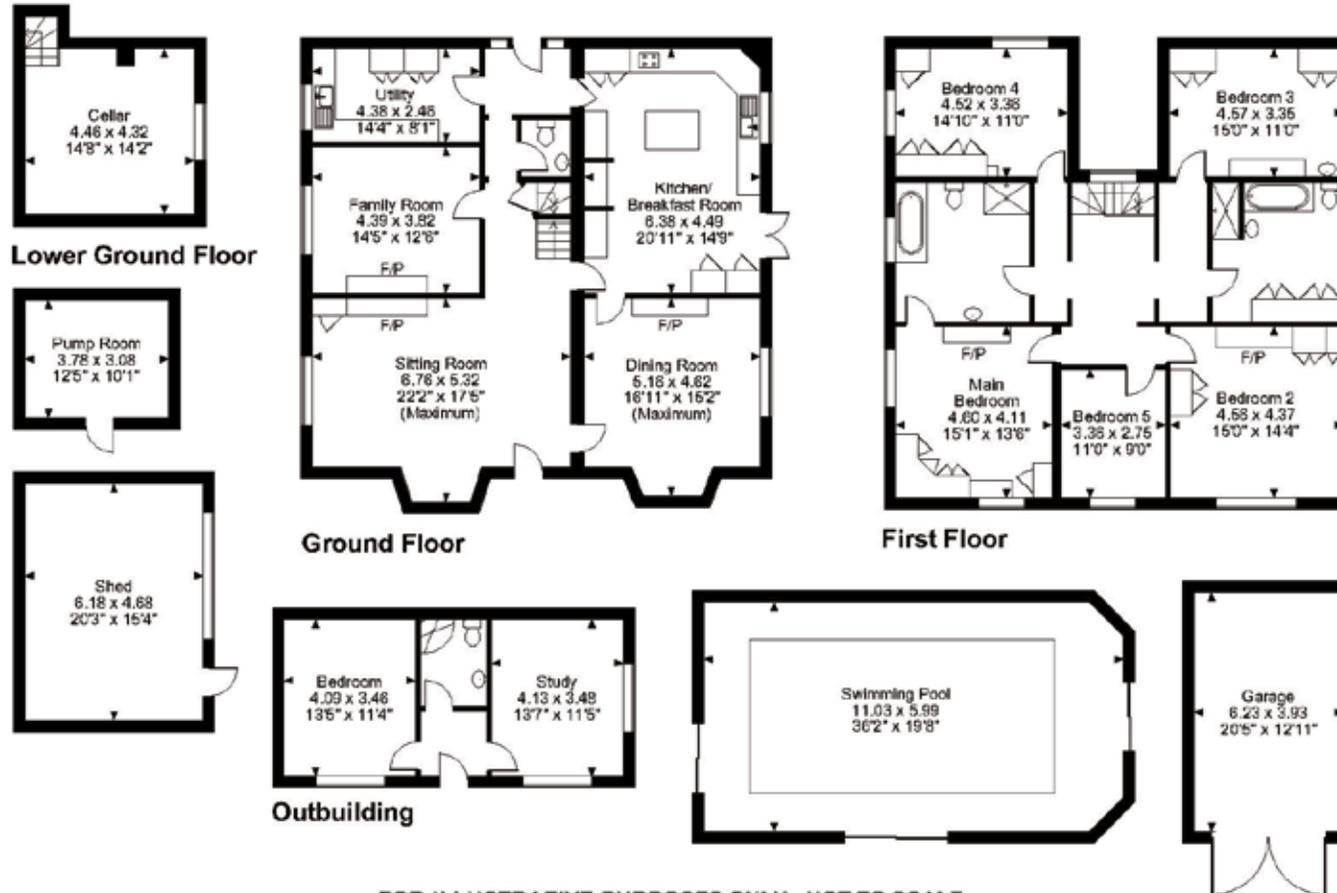
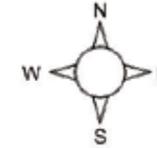
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“ The house sits tucked away in this glorious rural setting, surrounded by virtually nothing but rolling countryside, and yet we are by no means isolated. The Indian restaurant delivers, as does the pizza restaurant, and we can hop into the car and be in the centre of town in seven minutes. The local transport links are excellent including bicycle paths and it is very easy to get just about anywhere in the Vale of Aylesbury. Aylesbury station is seven minutes away (with access into Marylebone), and we often make use of Leighton Buzzard station, seventeen minutes away, (with fast trains into Euston). We also have fantastic schools nearby – so it’s a wonderful place to raise a family.”





**Cane End Farm, Hulcott**  
**Approximate Gross Internal Area**  
**Main House = 3003 Sq Ft/279 Sq M**  
**Garage = 264 Sq Ft/24 Sq M**  
**Outbuildings = 829 Sq Ft/77 Sq M**  
**Swimming Pool = 702 Sq Ft/65 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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