

The Shire House 3 Rowden Farm Barns, Mentmore, Buckinghamshire, LU7 0QD

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Guide Price £725,000

- VICTORIAN STABLE CONVERSION FORMING PART OF THE HISTORIC MENTMORE ESTATE
- PEACEFULLY POSITIONED IN MENTMORE, SURROUNDED BY PICTURESQUE VIEWS
- IMPRESSIVE OPEN-PLAN LIVING SPACE WITH 17FT VAULTED CEILING
- EXPOSED OAK BEAMS, SKYLIGHTS AND STRIKING MEZZANINE GALLERY
- THREE DOUBLE BEDROOMS INCLUDING A GROUND FLOOR PRINCIPAL SUITE
- FARMHOUSE-STYLE KITCHEN WITH INTEGRATED APPLIANCES AND COURTYARD ACCESS
- PRIVATE LAWNED GARDEN WITH PATIO PLUS BEAUTIFULLY MAINTAINED COMMUNAL GROUNDS
- ALLOCATED PARKING SPACE INCLUDING A COVERED CARPORT
- A UNIQUE CHARACTER HOME COMBINING PERIOD CHARM WITH CONTEMPORARY LIVING
- INTERACTIVE VIRTUAL TOUR

Hidden within the tranquil village of Mentmore, on the edge of the historic Mentmore Estate, The Shire House is a captivating Victorian stable conversion that offers a rare blend of character, contemporary living and village tranquillity.

Originally built as part of the estate's working stables, the property has been thoughtfully transformed into a home that celebrates its heritage while embracing modern family life. From the moment you step inside, the sense of space is immediately apparent. The dramatic vaulted reception room, with its exposed timber framework, oak flooring and impressive ceiling height, creates an atmosphere unlike a conventional home. Flooded with natural light from overhead skylights and overlooked by a striking mezzanine gallery, it is a room designed as much for entertaining as it is for everyday living.

The adjoining kitchen has a relaxed country feel, offering ample storage, integrated appliances and durable travertine flooring, with direct access to the rear courtyard for effortless indoor-outdoor living during the warmer months.

The accommodation has been carefully arranged to suit a variety of lifestyles. The ground floor principal suite enjoys garden access, fitted wardrobes and its own en suite shower room, providing an element of privacy away from the remaining bedrooms. Upstairs, two further double bedrooms are positioned either side of the gallery landing, alongside a family bathroom, while the generous landing itself lends perfectly to a home office or reading corner.

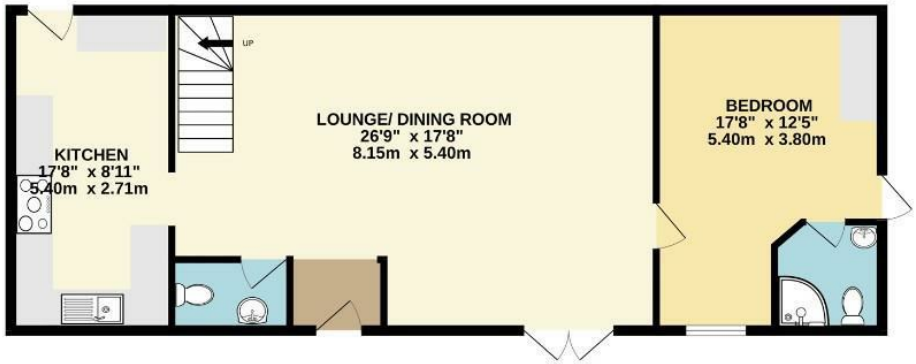
The ground floor also feature a ground floor cloakroom.

Outside, the gardens continue the property's peaceful atmosphere. A private lawn and patio provide space to relax and entertain, while the wider communal grounds—shared with neighbouring residents—include beautifully maintained gardens, a charming pond and allotments that contribute to the unique sense of community within this former estate.

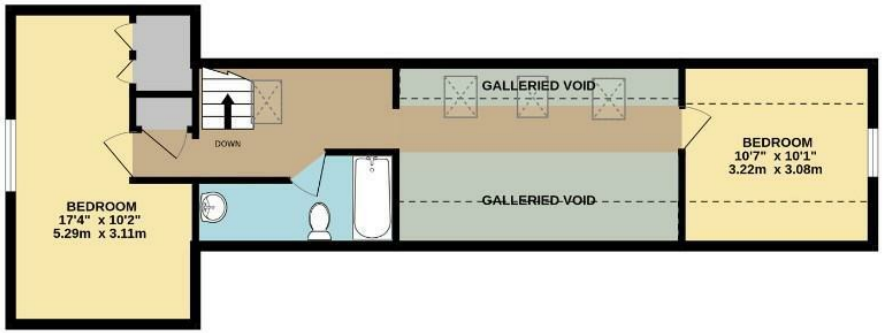
Practicality has not been overlooked, with an allocated parking space, including a covered carport.

Offering architectural character, generous proportions and a setting surrounded by open countryside, The Shire House is an exceptional home for those seeking something genuinely distinctive. Combining the charm of a Victorian conversion with the comfort of modern living, it enjoys an enviable position in one of Buckinghamshire's most charming and unspoilt rural communities.

GROUND FLOOR
851 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1406 sq.ft. (130.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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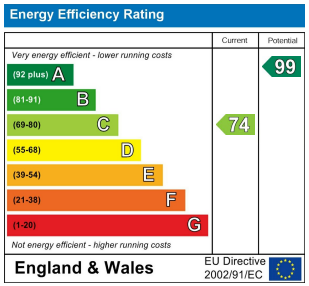

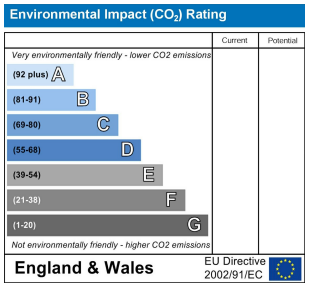




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