



Cockle Barn
2 Claydon Hill Farm Barns | Steeple Claydon | Buckinghamshire | MK18 2EN



COCKLE BARN

A beautifully presented barn conversion which sits in around a third of an acre and also benefits from a further three acres of paddocks with equestrian facilities and comprises entrance hall, dining kitchen, utility room, large sitting room, four double bedrooms, one with en-suite, family bathroom and parking for three cars.



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THE DOG

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Ground Floor

Upon entering, the spacious hallway has a large airing cupboard and access to the adjacent rooms.

The dining kitchen is of a good size, has tiled floor, exposed beams, ample work space, space for large oven, integrated dishwasher, double Belfast sink, space for a table to seat eight guests and French doors to the rear.

The utility room has space for appliances and also houses the boiler.

The sitting room is a lovely light, square room which has exposed beams, a feature wood burning stove and bi folding doors the length of the room opening to the patio providing inside-outside living.

The feature bedroom has built in wardrobes, a window to the rear, and an en-suite with a walk in double shower

Another good sized bedroom is the guest bedroom which has built in wardrobes and a window to the front.

There are two further double bedrooms, both having built in wardrobes, and both having a window to the front elevation.

Completing the accommodation is the family bathroom.









Seller Insight

“Tucked away at the top of a private driveway, this stunning barn conversion offers an exceptional lifestyle where countryside charm meets modern luxury. Set in an idyllic rural location, this home is surrounded by breathtaking views, mature gardens, and a vibrant equestrian community. A true haven of peace and privacy, it's a rare opportunity for discerning buyers seeking both comfort and adventure.

Perfectly positioned—set back from a quiet country road connecting nearby villages—the property offers a tranquil setting with easy access to Buckingham, Milton Keynes, and Oxford. Whether for work, shopping, or commuting into London, the location blends seclusion with convenience.

The heart of this home lies in its balance of indoor and outdoor living. The thoughtfully designed interior boasts natural light throughout the day. At the rear, the large lounge opens through floor-to-ceiling sliding glass doors onto the private south-facing patio, perfect for summer barbecues, al fresco dining, or relaxing with friends and family.

The interior design honours the barn's character while adding modern touches. Generous spaces include a cosy lounge with a wood burner, a large kitchen for family gatherings, and double bedrooms providing comfort and privacy. The master suite features an upgraded en-suite with a luxurious walk-in shower, while tiered shutters add charm and practicality throughout.

For equestrian enthusiasts, the land which is separate from the house is divided into three paddocks and has its own water supply, two field shelters and ample riding space, making keeping horses at home a dream come true.

The thoughtfully landscaped 1/3 acre garden include flower borders, a wildlife pond, and a thriving vegetable garden with a polytunnel. The top paddock doubles as a versatile space for dog agility, golf swings, or family camping trips.

Beyond the property, the local equestrian community adds a strong sense of belonging, with off-road hacking routes and picturesque walking trails starting at your doorstep. Nearby towns provide award-winning pubs, restaurants, excellent schools, and essential amenities within easy reach.

The current owners, Jon and Anthony, have poured their hearts into creating a home that reflects their passions. “Keeping the horses at home was a lifelong dream. Whether relaxing under a tree, sitting by the firepit, or hosting family gatherings, every space has brought us joy.”

What will they miss most? “The rural life, the countryside, and wildlife right on our doorstep. It's hard to imagine a more perfect setting.”

For those seeking a home that blends rural charm, modern living, and endless possibilities, this property is a rare gem promising a life as fulfilling as it is beautiful.⁸

* 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.













Outside

Cockle Barn sits within an excellent sized plot with the rear garden being around a third of an acre.

There is a large sun terrace, a good lawned area which has a gate to a vegetable garden with further access to another large lawned garden area.

There is also a useful outbuilding, ideal for storing gardening equipment and a timber shed. Included is a poly tunnel and green house. To the front of the property, there is a driveway which provides off-road parking for three cars with an electric car charging point.

Equestrian Facilities

Another great benefit, and situated around a three minute walk away, are three acres of paddocks, making this ideal for anybody with horses or ponies.

The land is divided into three paddocks with access from both ends of the land. The stable area comprises of three stables, tack room and hard standing and field shelters. This has its own water supply and solar powered lighting. There is a strong equestrian community locally with Addington Equestrian, Bury Farm and Wing Dressage centre within a short drive.

Hacking direct to the Kingsbridge bridal way network, known locally for its variety of off road hacking.

A great opportunity available in this wonderful rural setting.





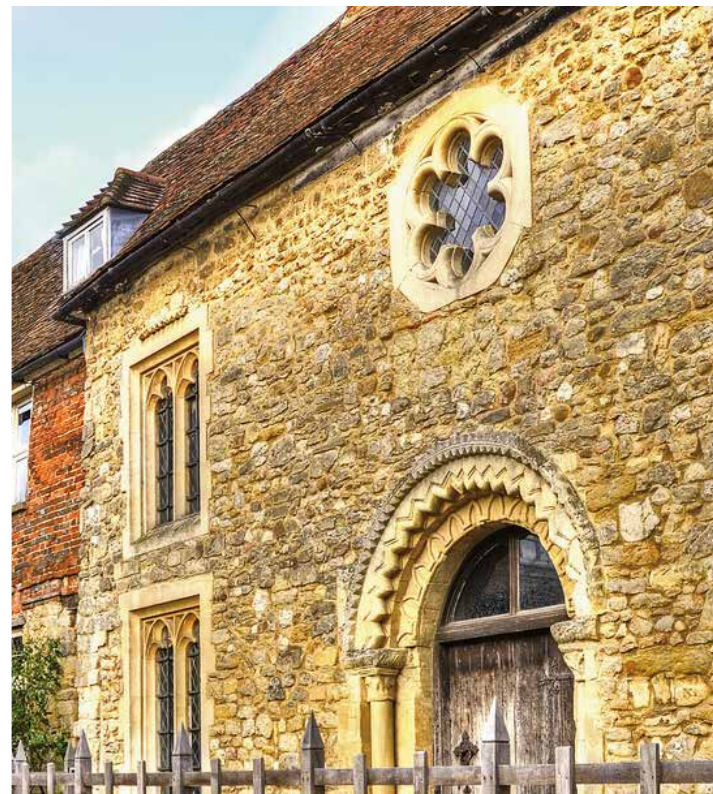






LOCATION

Steeple Claydon is situated around four miles South of Buckingham, four miles West of Winslow, and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour. Winslow main line station, 4.1 miles away, is due to open in 2025 providing links to both Oxford and Cambridge via Milton Keynes.





Services, Utilities & Property Information

Utilities - Mains water and electricity supply, oil fired central heating and septic tank

Mobile Phone Coverage - 5G mobile signal is available in the area but we advise you to check with your provider

Broadband Availability - There is Ultra Fast broadband is available with upload and download speeds of 1,000 mbps.

Cockle Barn has an annual service charge of £279.

Restrictions - Restriction on running a business from the land

Rights and easements - Right of Access on shared driveway at the entrance to the land.

Planning permission - None current, previous permission granted for bi fold doors.

Tenure - Freehold

Local Authority: Aylesbury Vale

Council Tax Band: F

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07736 937633

Website

For more information visit F&C Microsite Address - <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

Opening Hours

Monday to Friday - 9.00 am - 6 pm

Saturday - 9.00 am - 5 pm

Sunday - By appointment only

Guide Price £800,000

**COCKLE BARN, 2 CLAYDON HILL FARM BARN
STEEPLE CLAYDON**



GROUND FLOOR



OUTBUILDING



APPROXIMATE GROSS INTERNAL FLOOR AREA
 MAIN HOUSE : 1425 SQ FT / 132 M SQ
 OUTBUILDING : 472 SQ FT / 44 M SQ
 TOTAL AREA : 1897 SQ FT / 176 M SQ





TERRY ROBINSON
PARTNER AGENT

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Terry has been in the estate agency industry since 2002 and has a wealth of knowledge in the property sector.

Having left the corporate world to set up his own brand in 2015, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued.

Terry has sold many properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



"Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!"



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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