



Located on this picturesque rural estate, these converted barns provide modern office space in a secluded location in the Buckinghamshire countryside

Gross Internal Area – 1, 983 SQ FT / 184.25 SQ M

- Attractive countryside location with ample parking
- Located close to Swanbourne and Winslow
- Modern office fitted out to a high standard

Distances

Winslow 3 miles
Milton Keynes 11 miles
(all distances are approximate)

Enquiries

Matthew Alexander
T: 07918 561606
E: matthew.alexander@bidwells.co.uk

DODLEY HILL BARNS **SWANBOURNE,** **BUCKINGHAMSHIRE**



Location

The property is located on the Swanbourne Estate on the outskirts of Swanbourne in the county of Buckinghamshire. The location offers a countryside setting with good transport connectivity, providing fast and easy access to Winslow, Milton Keynes and towns further afield.

The offices at Dodley Hill Farm near Swanbourne offer excellent connectivity. Milton Keynes Central station is approximately 11 miles away, providing a fast rail service to London Euston in about 30 minutes. Additionally, the new Winslow Railway Station, part of the East West Rail project, is under construction and is expected to open in late 2025. This station will provide direct services to Milton Keynes, Bicester, Oxford, Bedford, and Cambridge, enhancing regional connectivity and offering convenient commuting options for businesses and residents

in the area. Winslow Railway Station is approximately 2 miles from Dodley Hill Barns, making it easily accessible for tenants.

Description

The property is situated in a quiet rural setting benefitting from a peaceful rural environment with attractive views and ample parking.

The office itself is fitted out to a good standard internally. The office suite comprises a mix of open plan space and separate office/meeting rooms.

The office suite is well specified including air conditioning as well as underfloor heating by way of an air source heat pump. There is also an alarm system fitted. There are modern w.c's and kitchen facilities.

Externally there is a private car park available with parking for vehicles.

The offices are available as a whole or two separate office suites.

Terms

The offices are available by way of a new effective full repairing and insuring lease on a term of lease to be agreed.

The Security Provisions of the Landlord & Tenant Act 1954 will be excluded.

Rent

Office Suite 1 - £22,850 per annum
Office Suite 2 - £10,750 per annum
The Whole - £33,600 per annum

Service Charge

Please note that a service charge is payable in addition to the rent. The service charge, currently £286.60 plus VAT in total, covers the following: grounds maintenance, insurance, provision and servicing of fire equipment, fire alarm servicing, intruder alarm servicing, water, heating via an air source heat pump, and window cleaning.

Services

Mains services including water and power are connected to the property.

Bidwells have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Postcode

A nearby postcode is MK17 0SR

/// what3words

The location of the entrance to the property is ///yoga.aviators.above

Viewings

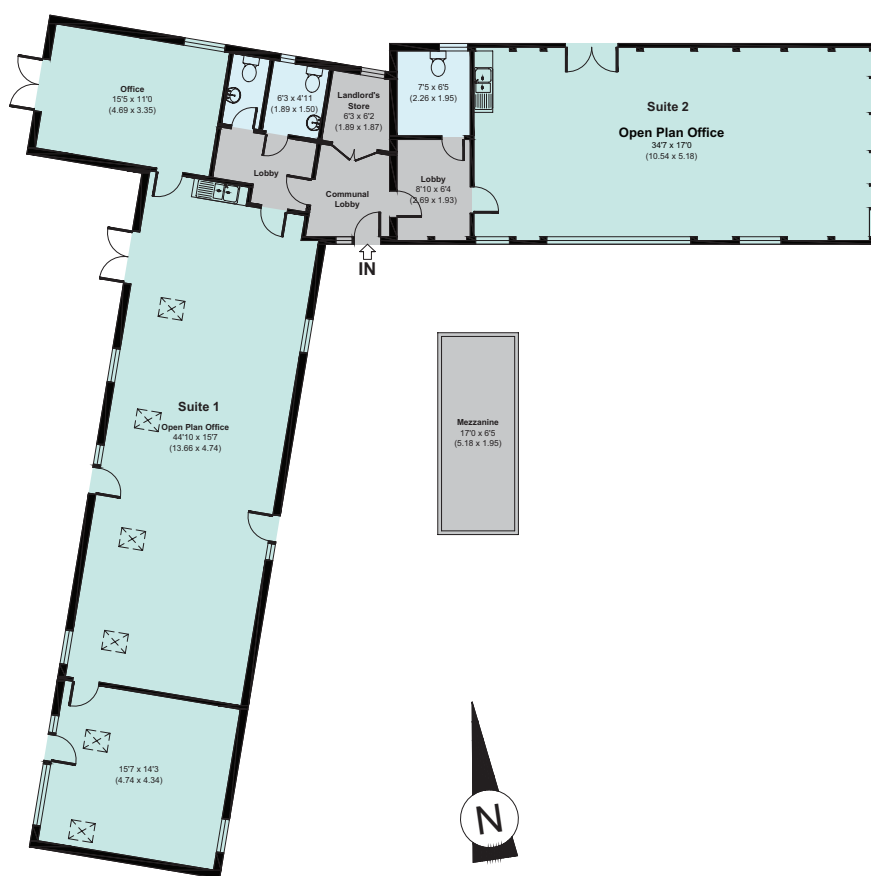
Viewing and access to the property is strictly by appointment with Bidwells. Please call 07918 561 606.

Local Authorities

Buckinghamshire Council
T: 01452 425000
W: www.buckinghamshire.gov.uk

Photographs

The photographs in these particulars were taken in August 2025.



Office Suite 1 & 2 Dodley Hill Farm Station Road
Swanbourne Buckinghamshire, MK17 0SR

APPROXIMATE GROSS INTERNAL AREA 1983 SQ FT / 184.25 SQ M

BIDWELLS: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2025.

Important notice

Bidwells LLP act for themselves and for the vendors of this property, whose agents they are, given notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP for many offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchasers may be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise. OS licence no. ES 100017734. © Copyright Bidwells LLP 19 August 2025 8:50 am. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.