



Green End
Granborough

www.bb-estateagents.co.uk





Would you and your horses like to live in total luxury? then this is the property for you!! No expense has been spared to create this stunning home offering 2,383 sq.ft of accommodation, approximately 5.73 acres of garden and grazing land, 20 x 40 arena, American barn stabling, excellent hacking, purpose built home office and various other out buildings. Situated along a quiet country lane with excellent footpath and bridleway network close by. Chain Free.

Wheatcroft, Green End, Granborough, Buckingham, MK18 3NT

Guide Price: £1,750,000

- Equestrian Property Set Within 5.73 Acres
- 4 Bedrooms with 2 Ensuite Shower Rooms
- Master Bedroom with Juliette Balcony Overlooking the Land & Surrounding Countryside
- Fabulous Open Plan Kitchen/Family Room
- Formal Reception Room
- Large Boot Room & Separate Utility Room
- Separate Home Office
- American Barn Stabling
- 40 x 20 Arena and Turnout Pen
- Quiet Location. Excellent Bridleway Network
- Various Other Outbuildings, Including Blackdown Turnkey Shepherds Hut



Robert House, 19 Station Road, Chinnor, Oxfordshire, OX39 4PU

01844 354554

www.bb-estateagents.co.uk



Location

Granborough is a peaceful village 2 miles south of Winslow and 9 miles north of Aylesbury. It features a village hall, Crown Public House and restaurant, St John the Baptist church, a children`s play area, and community allotments . Shared sports facilities are available with North Marston. Railway stations are nearby in Aylesbury (Marylebone) and Milton Keynes (Euston). Milton Keynes` amenities are 13 miles away, and Buckingham is 8 miles distant. School catchments include North Marston C of E (infant & junior), Buckingham School (secondary), Royal Latin School (grammar), and The Cottesloe School (secondary). Private schools include Swanbourne House, Thornton College, Akeley Wood, and Stowe.



Description

The property is entered via electric gates with ample parking for numerous vehicles, with a separate entrance for the stable yard. Once through the front door this sociable and contemporary feel welcomes you in.

All rooms lead from the spacious entrance hallway, where there is a smart downstairs cloakroom and space for guests coats and shoes.

The fabulous semi open plan kitchen/family room really is the heart of the home, a place to entertain friends or simply for the family to gather at the end of busy day, whilst still being able to keep an eye on your horses through the many glazed doors and windows.

The well appointed kitchen is the height of luxury, with granite work tops, state of art built in fridge/freezer with WiFi, integrated dishwasher, range cooker, plus a sociable breakfast bar and middle island with built in wine cooler and additional storage. Open plan to the kitchen is a dining area and cosy snug with sky lights and bi fold doors to the pretty garden.

There is also a formal evening room with beautiful wooden flooring and a wood burning stove for those winter nights in.

With animals and storage in mind, there is a sizable boot room with a separate door from the garden, built in units and space for a further fridge/freezer, making this the perfect entrance for muddy dogs or children.

In addition there is a separate utility room off the kitchen, with plumbing for white goods, sink and door to the rear porch and garden.

Upstairs the luxury continues with four double bedrooms, two benefitting from ensuite facilities and a family bathroom with jacuzzi bath and overhead shower. The breath taking master bedroom boasts fitted wardrobes, an ensuite shower room but best of all a picture gallery window with Juliette balcony, electric Luxaflex blinds which overlooks the stables yard, land that comes with the property and surrounding countryside views. No curtains required!

Outside

The south facing rear garden is laid to Easigrass, designed to be enjoyed without the maintenance and decorated with established beds, boarders and beech trees. In addition to a discretely placed garden shed and wood store at the side of the property, there is also a fun Artic cabin and a indoor hot tub to enjoy. At the end of the garden is a sizable purpose built home office measuring 17 x 14 Ft, again with windows overlooking the paddocks. There is also an orchard that is ring fenced within the paddock land, with thriving cherry, pear, plum and apple trees, accommodating a Blackdown Turnkey Shepherds hut and a large Arctic cabin with bar and BBQ, providing a tranquil and private hideaway.



For The Horses

There is a separate entrance to the stable yard, also with electric gates and ample parking for cars and horse boxes. The American barn has 4 Monarch stables with Quattro 23mm wall and floor mats measuring 12 x14 Ft, a large tack room with plumbing and sink, separate rug and store room, wash box, fully fitted solarium and smart yard toilet.

The professionally installed arena is 40 x 20 with automatic underground irrigation system, so never rides deep or dusty, and a useful sand turnout pen. There are various other store out buildings for equipment etc. The land is divided into various paddocks of different sizes to cater for horses that need more or less grazing. and all can be seen from either the house or the yard. CCTV has also been installed so if the TV gets boring you can watch your horses instead.

Other notable features include: Air source under flooring heating throughout the house, air conditioning, rain sensor velux windows and 6 years remaining building warranty. Council tax band F



General Remarks and Stipulations

Tenure

Freehold

EPC Rating

B with A Potential

Local Authority

Buckinghamshire Council

Viewing

Strictly by appointment with Bonners & Babingtons

Fixtures and Fittings

Please note some items are to be sold by separate negotiation.

Important Notice

Bonners & Babingtons, their clients and any joint agents give notice that:

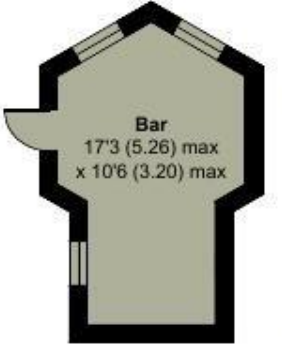
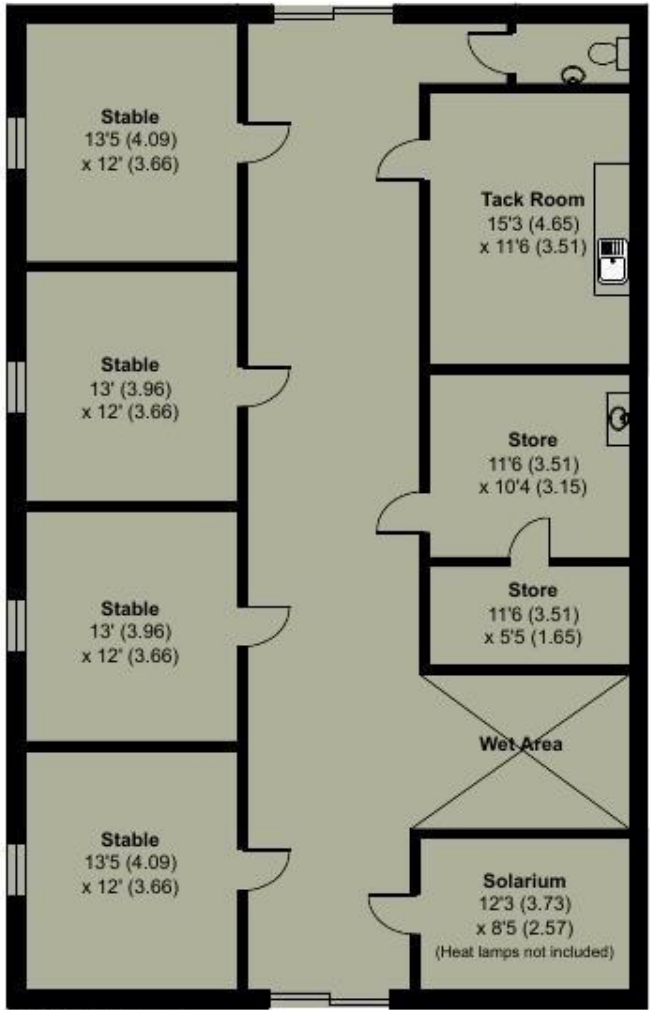
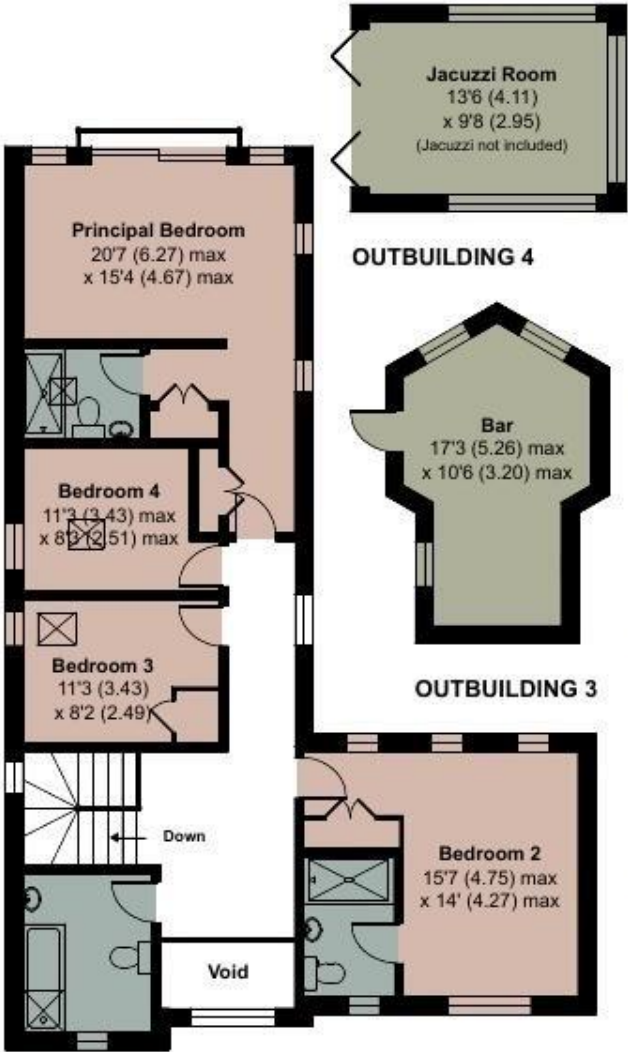
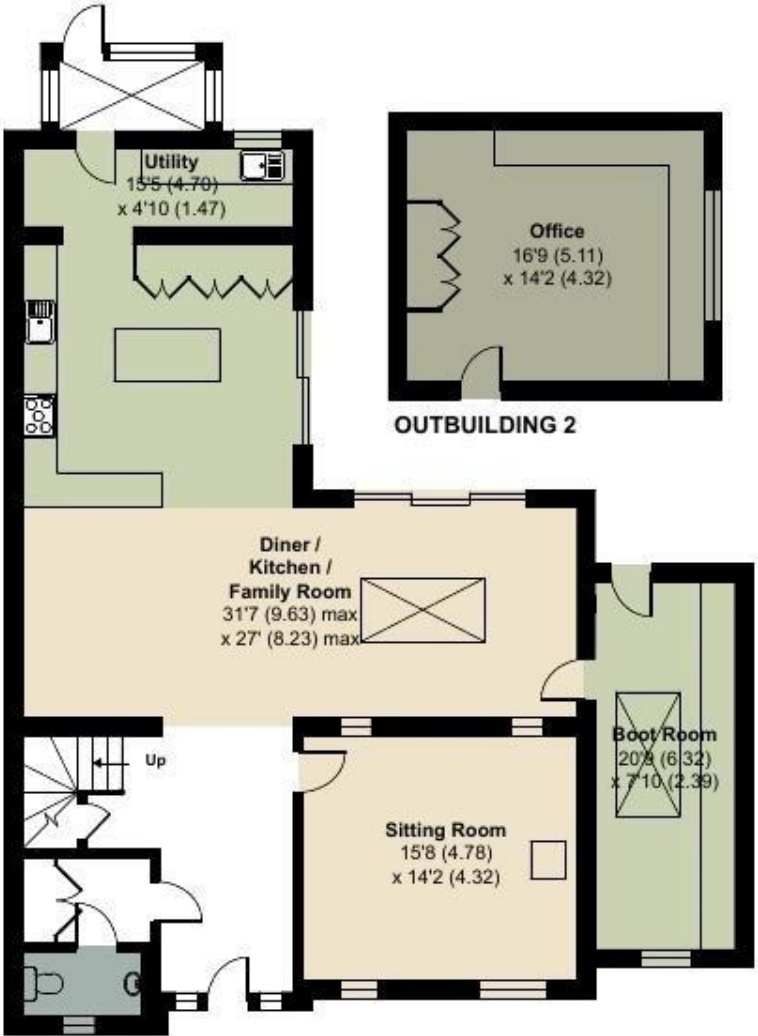
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bonners & Bonners & Babingtons have not tested any services, Babingtons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Approximate Area = 2383 sq ft / 221.3 sq m
 Outbuilding(s) = 2422 sq ft / 225 sq m
 Total = 4805 sq ft / 446.3 sq m

For identification only - Not to scale





ab
Bonners & Babingtons