



**The Green**  
Little Horwood

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Bonners & Babingtons



GREEN FARM

A substantial 5 bedroom farmhouse set within 5.73 acres, 3 separate rental apartments and an agricultural building. The properties are situated in the heart of the village and offer further potential and scope to extend or develop. OFFERED CHAIN FREE.

The Green, Little Horwood, Buckinghamshire, MK17 0PB

Guide Price £1,450,000

- 5 Bedroom Detached Farmhouse
- 3 Rental Apartments
- 5.73 Acre Paddock
- Agricultural Building
- Potential to Extend or Develop
- 3 Reception Rooms
- 3 Bathrooms
- Large South Facing Garden
- Village Location
- Chain Free



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## Location

The village of Little Horwood has a church, village hall, tennis court and a public house. There are also fabulous countryside walks and bridle ways nearby, Primary schools can be found in the nearby villages of Mursley and Great Horwood. There are many private Schools locally, notably Swanbourne House School, Akeley Wood, Thornton College and Stowe, with three local primary Schools, Mursley C of E and Drayton Parslow, both feeding into Swanbourne C of E, and the nearby towns of Buckingham and Winslow offer a range of education (including the Royal Latin Grammar School in Buckingham), shopping and leisure facilities. The city of Milton Keynes provides extensive facilities and one of the largest undercover shopping centres in the UK. Communications are good and there is a fast railway service to London Euston, journey time around half an hour.



## Description

The property consists of: The main farmhouse, from the side and more commonly used doorway, there is a large boot/utility room with built in storage and space for white goods, making this the perfect entrance for those with muddy boots, dogs or children. From the utility/boot room is the dual aspect kitchen with a range of eye and waist level units, a large walk in cloakroom or larder and a range cooker. An option would be to reconfigure these two rooms to create a more spacious kitchen/diner if desired. From the kitchen you enter the inner hallway with downstairs WC and the formal front door and porch which opens into the dining room which is semi open plan to the south facing, dual aspect snug room, with views over the properties own land and with bi fold doors opening into the garden. In addition there is a spacious triple aspect formal reception room, again with paddock views.

Attached to the rear of the house behind the utility/boot room and facing the garden is an outside storage area, which gives you another option to extend into the house, again to maybe create a new kitchen/family room.

### Upstairs

There are 5 good size bedrooms with two benefitting from ensuite facilities and the dual aspect master bedroom boasting a walk in wardrobe and ensuite facilities. There is also a family bathroom with bath and overhead shower.

### Rental Apartments

Opposite the main house there are 3 delightful rental apartments, 2 x 2 bedrooms and a 1 bedroom all with their own garden and parking space. They are all currently rented out on periodic tenancies and generate a comfortable income, but could if desired be converted into a spacious annex or auxiliary building for other uses.



### Outside

The main house has a sizable rear south facing family garden with a pond, that attracts a variety of wildlife and backs onto the paddock land totalling 5.73 acres that comes with the house, so you can keep an eye on your livestock! There is also an agricultural open fronted building, built in 2013 suitable for stables, storage or maybe conversion.

There is ample private parking for numerous cars.

Other notable features include: double glazing, new boiler in 2016 and oil central heating.

Please note there is a foot path that runs across the paddock land, but could be fenced off in accordance with bridle way regulations.



## General Remarks and Stipulations

**Tenure**  
Freehold

**Services**  
Oil Central Heating, Mains Drains  
**EPC Rating**  
Band F with C Potential

**Local Authority**  
Milton Keynes Council

**Viewing**  
Strictly by appointment with Bonners & Babingtons

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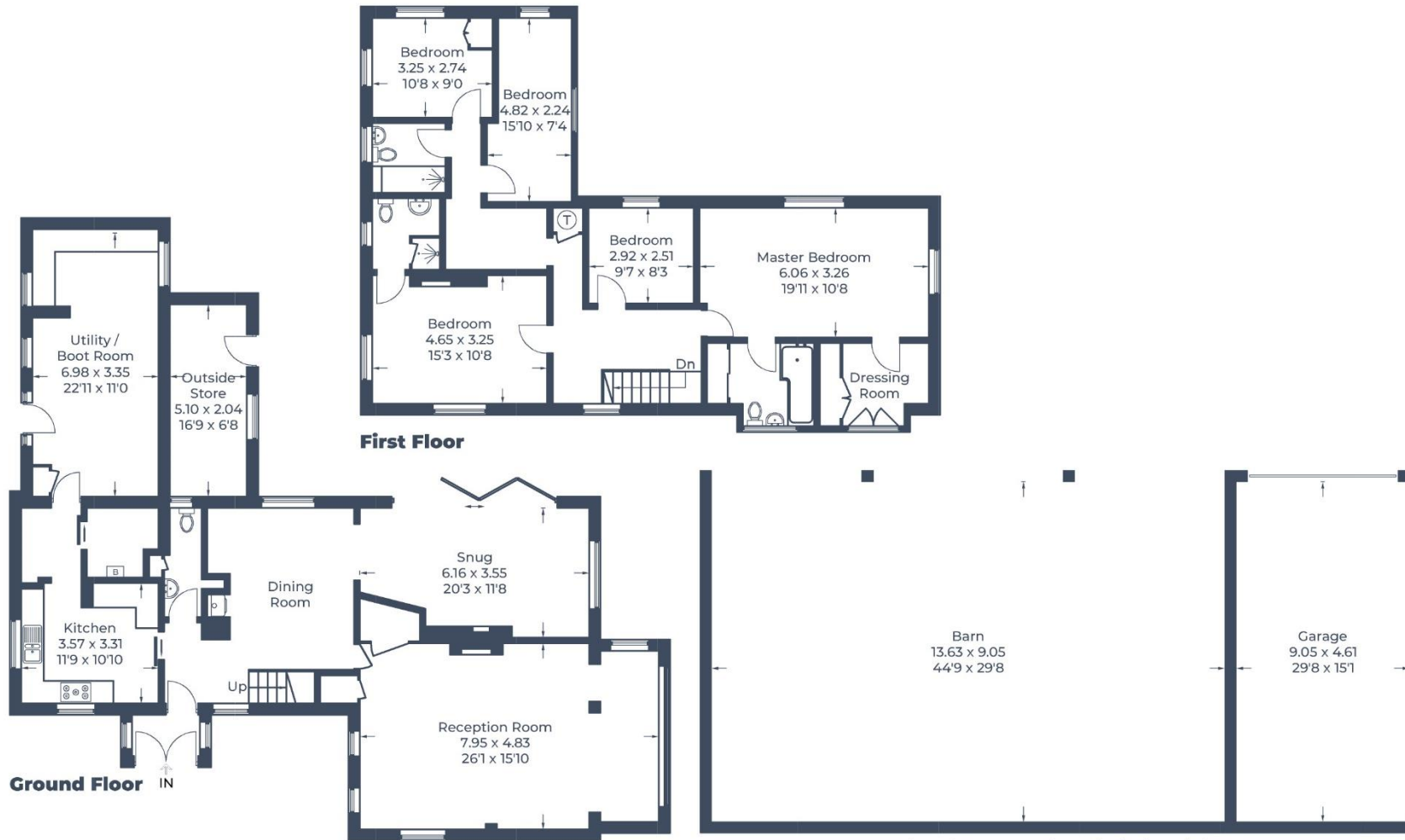
Approximate Gross Internal Area (Excluding Barn)

Ground Floor = 148.5 sq m / 1,598 sq ft

First Floor = 106.3 sq m / 1,144 sq ft

Garage = 41.6 sq m / 448 sq ft

Total = 296.4 sq m / 3190 sq ft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,  
measurements are approximate, not to scale.



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