



The Manor Stables
Little Horwood

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A handsome Grade II listed countryside property, full of charm and original character. in a quiet location, with excellent transport links to London, Oxford and Birmingham, offering 4 bedrooms, 3 reception rooms, double garage and extensive private wrap around gardens.

The Manor Stables, Warren Road, Little Horwood, Buckinghamshire, MK17 0PU

Guide Price £850,000

- Grade II Listed Country Property
- Excellent Transport Links to London, Oxford & Birmingham
- Four Bedrooms
- Main Reception Room
- Dining Room
- Study
- 2nd Study/Bedroom
- Conservatory
- Cellar Room
- Utility & Separate Cloakroom
- Three Bathrooms
- South Facing Wrap Around Garden
- Double Garage
- Quiet Location

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Little Horwood

The village of Little Horwood has a church, village hall, tennis court and a public house. Primary schools can be found in the nearby villages of Mursley and Great Horwood.

The nearby towns of Buckingham and Winslow offer a range of educational (including the Royal Latin Grammar School in Buckingham), shopping and leisure facilities. The city of Milton Keynes (just 10 miles away) provides extensive facilities and one of the largest undercover shopping centres in the UK. There are many private schools locally, notably Swanbourne preparatory school, Akeley Wood, Thornton College and Stowe School.

There is a fast railway service to London Euston, journey time around half an hour from Milton Keynes or closer is Bletchley 6 miles away. The new station in Winslow opening soon will connect Oxford and Cambridge.



Description

The history of the stables at Little Horwood Manor is tied to the 1938 construction of the Manor. The stables were a functional part of this estate, housing hunters and horses, and included accommodation for chauffeurs, a head groom, and stable boys. The stables have been listed by Historic England as a range from 1938-39.

The property can be found at the end of the tree lined driveway, through communal landscaped grounds and offers 2958 sqft of versatile accommodation.

Once through the impressive double doors into the reception hallway, you enter a grand area to welcome your guests, where there is built in storage for books, coats and shoes and access to all other rooms.

From the hallway there is a useful utility room, with sink, plumbing for white goods, storage and a door to the rear garden.

The good size cellar room, which has been professionally tanked and now offers many uses, ie games room or teenage den is accessed via a staircase from a door in the hallway.

The Underwood Kitchen, has ample eye and waist level units, including larder cupboard, integrated dishwasher, range cooker and granite worktops.

Next to the kitchen is the dual aspect dining room, overlooking the pretty front and side gardens.

The main dual aspect reception room really is the heart of the home, with vaulted ceilings and a cosy wood burning stove, offering a great place to entertain family and friends, that seamlessly connects to the conservatory and the other two reception/bedrooms.

From the reception room, the conservatory has French doors to the South facing rear garden, with the 2 further reception/bedrooms at the other end, with a door to the side garden and additional parking. This area could be used as private offices/consulting rooms, or maybe separate accommodation with its own access.

Also from the main hallway, is a downstairs cloakroom.

Upstairs there are three generous size double bedrooms, all benefitting from built in wardrobes and both the master bedroom and second bedroom boast ensuite facilities. There is also a luxury family bathroom, with freestanding claw bath and separate shower.



Outside

The gardens wrap around the property and all offer something different, making the most of the varying seasons.

The rear south facing garden is laid mainly to lawn, with a vegetable growing area, mature borders and trees including two magnolia trees, mauve and white wisteria, pear tree, fruit bushes abundant with blackberries and raspberries, plus a covered and decked seating area, perfect for BBQ's and shade.

The front garden is made up with colourful shrubs and the side garden with beautiful standard roses.

Nearby there are fabulous countryside walks and Horwood House hotel and spa.

The double garage has power and lights and electric up and over door, plus two parking spaces to the side and additional parking by the rose garden.

Other notable features include original stone mullion windows with secondary glazing, some double-glazed windows, oil central heating and LPG gas to the stove. There is annual charge of £1,728 for communal sewerage & drainage and communal grounds & drive maintenance.



General Remarks and Stipulations

Tenure
Freehold

Services
Oil Central Heating, Shared Treatment Plant.

EPC Rating
Exempt

Viewing
Strictly by appointment with
Bonners & Babingtons

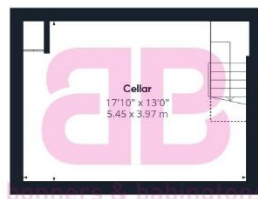
Local Authority
Milton Keynes City Council

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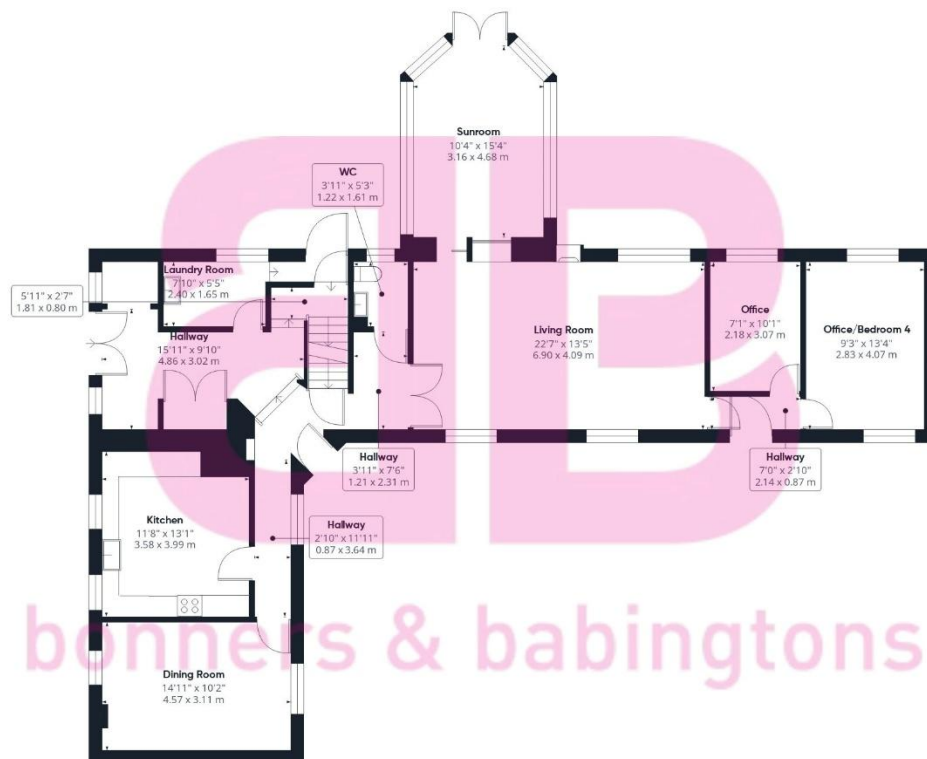
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Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2958 sq ft

274.8 sq m

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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