



East Lodge  
Little Horwood

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Bonniers & Babingtons



If you haven't yet won the lottery, this could be the perfect equestrian property!! This immaculate 4 bedroom home comes with a paddock of 3 Acres & stables, plus 0.43 acre garden with home office.

East Lodge, Little Horwood Manor, Little Horwood, Buckinghamshire, MK17 0PU

Offers in Excess of: £700,000

- Equestrian/Small Holding
- Immaculate 4 Bedroom Grade II Listed Property
- 3 Acre Paddock, With Stables
- Substantial South Facing Garden & Log Cabin
- Fabulous Dual Aspect Kitchen/Diner
- Spacious Dual Aspect Reception Room With Open Fireplace
- Boot Room
- Master Bedroom With Luxury Ensuite
- Private Driveway
- Stunning Countryside Views



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## Location

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

This stunning property forming part of the historic Grade II listed gatehouse to The Manor, is full of charm and original character with contemporary living.

The property is set back from the road and entered via its own private driveway, with ample space for numerous vehicles.

The side entrance from the driveway, takes you into the main hallway with a useful boot room and where all rooms lead from.

The real heart of the home is the fabulous dual aspect kitchen/diner, a great place to socialise with friends or simply for the family to gather at the end of a busy day. There are ample eye and waist level units, there is also a walk in pantry, double ovens, integrated dishwasher, washing machine, fridge/freezer and wine cooler, a built in coffee station, Belfast sink, granite worktops and under floor heating.

Across the hallway and overlooking the garden is the dual aspect reception room, with an open fireplace for those cosy winter nights in and handy storage cupboard.

Also on the ground floor is a recently refitted luxury shower room, with double walk in shower, vanity unit and heated towel rail.

## Upstairs

There are four good size bedrooms, most of them with a view over the garden and paddocks, ideal to keep an eye on your horses/livestock.

The master bedroom boasts built in wardrobes, stunning views over the surrounding countryside, a hotel style ensuite facilities with free standing bath, vanity unit, heated towel rail, under floor heating.

Other notable features include: oil central heating, secondary glazing and private drainage.



## Land and Garden

To the side of the property is an enclosed walled garden, perfect for morning coffee. The south facing rear garden of 0.43 acres is laid mainly to lawn with a sociable patio and decking area. There is also a garden shed and a substantial log cabin for leisure or work uses, with power and lights.

At the end of the garden is a small wooded area and chicken enclosure and access to the paddock land. The paddocks are well fenced and maintained with some natural hedging for protection, and a small stable block and store room, that is in need of replacement or repair. For convenience, it might be an idea to build a new stable block at the end of the garden or in the wooded area. In addition there is a small arena/turnout pen, that could also benefit from a makeover.

There is separate vehicular access by the current stable block..



## General Remarks and Stipulations

Tenure  
Freehold

Services  
Oil Central Heating, Private Drainage  
EPC Rating  
E with A Potential

Local Authority  
Buckinghamshire

Viewing  
Strictly by appointment with  
Bonners & Babingtons

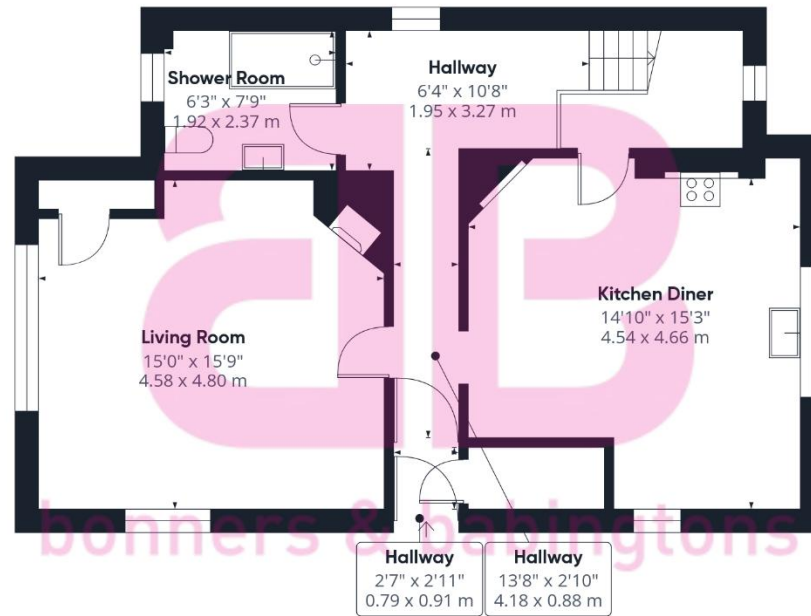
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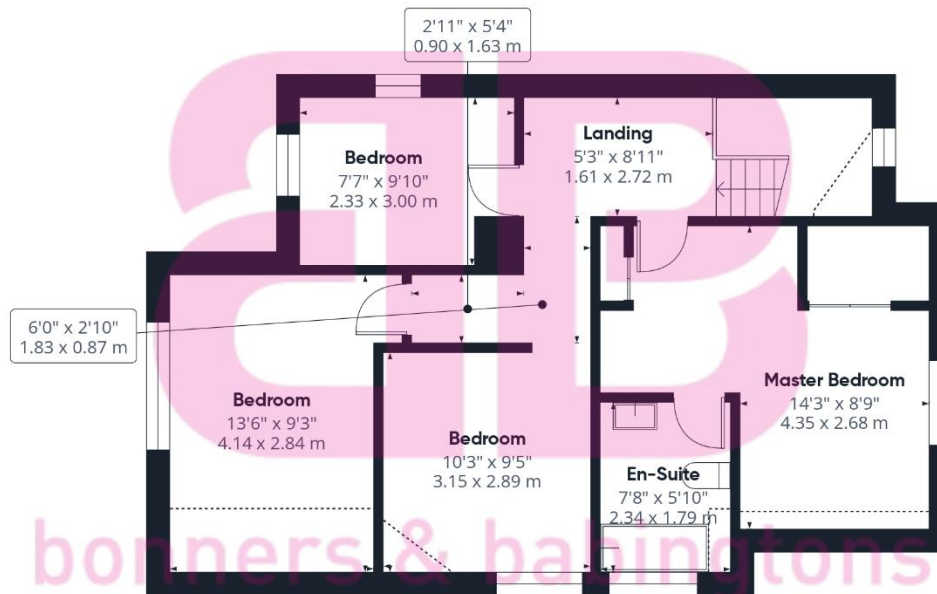
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Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1410 ft<sup>2</sup>

131 m<sup>2</sup>

**Reduced headroom**

41 ft<sup>2</sup>

3.8 m<sup>2</sup>

(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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