



Old Park Farm  
Dag Lane | Stoke Goldington | Buckinghamshire | MK16 8NY

FINE & COUNTRY

# OLD PARK FARM



*It is refreshing to be able to offer a cherished home where the owners have obviously poured their heart and soul into improving and modernising what is a classic farmhouse.*







# KEY FEATURES

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This elegant village home of 17th century origins is grade II listed, of stone construction under a clay tile roof.

There is a wealth of character retained within the dwelling to include inglenook fireplaces, flagstone flooring, exposed wall, ceiling and ships timbers.

The grounds extend to some 4 acres to include delightful formal gardens, a resurfaced menage, stable block with tack room and two paddocks which have been refenced with stock proof fencing over the last two years. Covered car port space for up to three vehicles is available with additional extensive off road parking within the grounds.

The accommodation comprises: Entrance porch, Kitchen/breakfast room, Sitting room, Snug, Dining room, Family room, Cloakroom, Ground floor bedroom with en suite facilities, On the first floor there are four further bedrooms, Cloakroom and Bathroom. Externally there is a two storey office building, Large wooden store, stabling and tack room, Formal gardens and around 4 acres of fenced paddock land.

## Property Walk through.

A convenient porch/ boot room to the rear is the most used access to Old Park Farm and opens to a traditional farmhouse style kitchen/breakfast room. The hand crafted kitchen is the fulcrum of the property and is well served for storage cabinets and has a central island unit. An Aga oven nestles itself in to a natural recess and has an electric companion oven nearby. Additional integrated appliances are arranged below the "Blue pearl" granite work surfaces. There are four reception rooms, three of which have distinctive inglenook fireplaces with wood burning stoves mounted over flagstone hearths. These rooms are further characterised by the many exposed ceiling beams. Currently the reception rooms provide Sitting room, Dining room, Family room and Snug though their usage is quite flexible. The ground floor also provides a good size double bedroom with dressing area and en suite bathroom. An attic room is accessed from this bedroom which offers excellent storage or quite possibly could be used as a hobby room. There is a cloakroom on the ground floor completing the accommodation in this area.

The first floor displays an abundance of wall and ceiling timbers whilst providing four bedrooms, three of which have built in wardrobes. A cloakroom and family bathroom are also located on this floor.















# SELLER INSIGHT

“Stoke Goldington is a charming, semi rural, village, surrounded by delightful undulating countryside, yet close to the convenience and amenities available in nearby Milton Keynes. Old Park Farm, with its large parcel of land, is quietly tucked away in its tranquil, peaceful setting.

Having lived in the area for many years, the owners knew of Old Park Farm and were thrilled when it became available and were able to purchase such a special property. A beautiful spacious family home, built 1680. During the twenty-one years it has been the family home for the owners many enhancements have taken place, not least of which has been the installation of its stunning, hand built, bespoke kitchen. With its inglenook, exposed beams and ships' timbers, dating back many centuries, it is a home which reflects its unique past whilst enjoying the comforts and luxuries of modern day life. It is an outstanding family home and one which caters for large family gatherings, especially at Christmas when children and grandchildren visit. There is ample room for everyone to enjoy such occasions.

The large, private, patio is easily accessed from the kitchen and sitting room and another space on which to entertain. With such fabulous amenities, including its large garden, It has been the venue for many special events, not least of which was a family wedding reception in the grounds when 130 guests enjoyed this special event.

The owners have given much love and attention to the garden, stable area and menage over the years. The garden has been cleverly reshaped and replanted, including the addition of an orchard containing a variety of productive fruit trees. Such a special area which the family have made good use of, tending and exercising horses, or practicing golf and now visiting grandchildren adore exploring and playing in this special area.

Amenities within the vibrant village include a primary school, excellent pub, village hall, play park and cricket ground. There are so many clubs and societies to suit all tastes and the village being close to Olney and Newport Pagnell is very convenient.

The owners do feel that they have been the custodians of this idyllic home whilst living here, but it is time for another family to enjoy life here. They have so many cherished memories to take away of the glorious, happy, family life they have experienced living in this special home in such a brilliant location.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













































# KEY FEATURES

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A gravel driveway at the property provides access to timber structured car port capable of housing three vehicles. These have sensor lighting. The drive extends further beyond a compound securing the oil tank to a generous area of parking which can cater for several vehicles.

The drive also passes a two storey outbuilding with an external staircase. This has flexible usage, ideal as either a home working facility or gym plus office space.

Formal gardens with an extensive patio area, well tended lawns, mature trees and an array of flower beds extend from the property. A gate in the boundary fence adjacent to the gardens opens to a public footpath providing idyllic walks over some lovely countryside. Beyond the formal gardens are three stables a tack room and store. Electricity is supplied to the stables and also a nearby greenhouse and storage shed. Two well maintained stock proof paddocks and a menage lie beyond the stables.





# INFORMATION

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## Disclaimer

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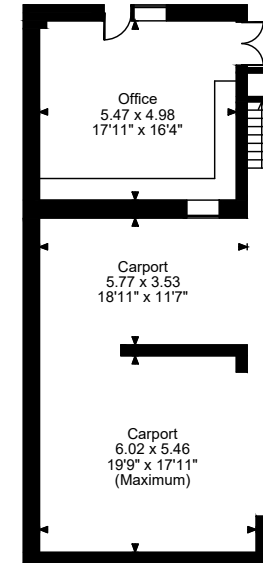
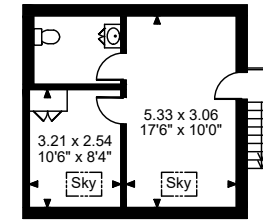
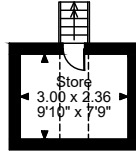
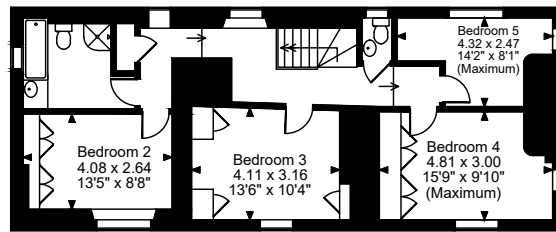
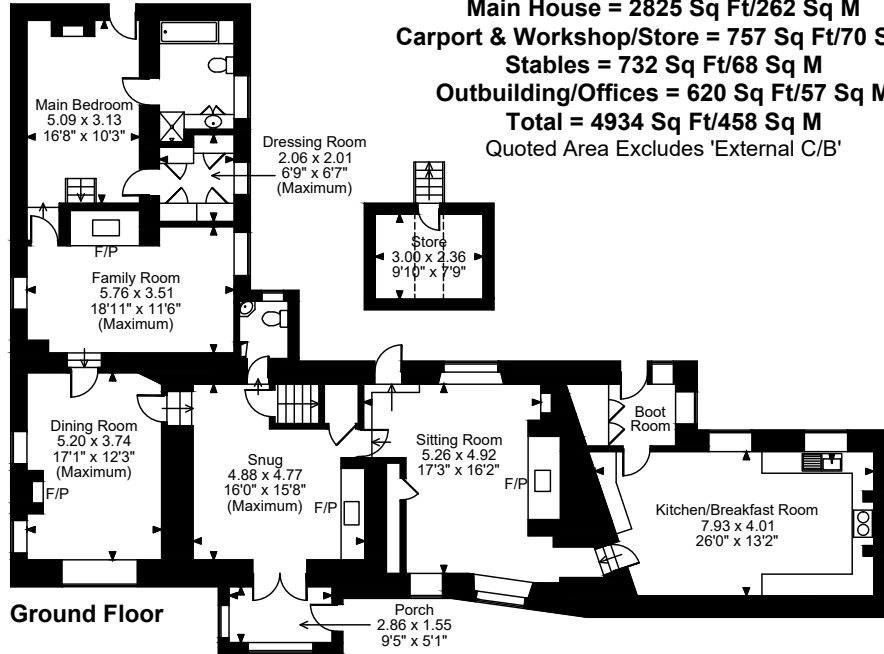
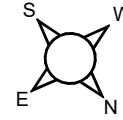
Tenure: Freehold

Council Tax Band: G

*Guide price* £ 1,500,000



**Old Park Farm Dag Lane, Stoke Goldington**  
**Approximate Gross Internal Area**  
**Main House = 2825 Sq Ft/262 Sq M**  
**Carport & Workshop/Store = 757 Sq Ft/70 Sq M**  
**Stables = 732 Sq Ft/68 Sq M**  
**Outbuilding/Offices = 620 Sq Ft/57 Sq M**  
**Total = 4934 Sq Ft/458 Sq M**  
 Quoted Area Excludes 'External C/B'



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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# FINE & COUNTRY

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