



Thornton Road, Milton Keynes, MK17 0EY

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Holywell Farm House Thornton Road  
Nash  
Milton Keynes  
Buckinghamshire  
MK17 0EY

**£2,500,000**

Located on the edge of the sought after Buckinghamshire village of Nash, the location is private but not isolated and offers some outstanding views/sunsets with walks and bridleways on the doorstep. Holywell Farm House is a stunning equestrian property set in 17 acres.

The main house dates back to the Victorian era and offers large and flexible accommodation in excess of 7,000 square feet including five reception areas, six double bedrooms, six bathrooms, an impressive indoor swimming pool and gymnasium. In addition, there is a self contained annexe and a separate guest cottage in the grounds. The equestrian facilities comprise of a floodlit ménage, a large purpose built barn which has 9 stables, 2 tack rooms and a kitchen/office/w.c. A further separate stable block offers additional stabling/storage. The large formal gardens (approx. 1.25 acres) extend to three sides of the property and offers extensive parking and a double garage.

This standout property is available for sale with no onward chain.

- STUNNING EQUESTRIAN PROPERTY
- SET IN 17 ACRES
- INDOOR SWIMMING POOL
- GYMNASIUM
- SIX BEDROOMS
- 6 BATHROOMS
- SEPARATE GUEST COTTAGE IN THE GROUNDS
- LARGE PURPOSE BUILT BARN WITH STABLING
- GARAGING
- NO ONWARD CHAIN





#### Ground Floor

The property is entered via the large conservatory with steps leading down to the pool area. Double doors lead to the dining room and living room. Door to the hallway with stairs rising to the first floor landing. Door to dining room and kitchen. Door to the living room which has a fireplace with a wood burner, and access to the conservatory. The dining room has a fireplace and access to the conservatory. Door to the kitchen and a door leading to the study which has windows to the front and rear aspects and a glazed door to the exterior. A door leads into the utility room which is fitted in a range of units to wall and base levels with worksurfaces over and a one and a half bowl sink/drainers, windows to the front and side aspects, door to rear and a staircase leading to the secondary first floor. The kitchen is located at the rear of the property and has been re-fitted in a range of units to wall and base levels with worksurfaces over and an inset double sink/drainers, space for range cooker with an extractor hood over, integrated dishwasher, microwave and coffee machine, space and plumbing for an American style fridge/freezer. A door leads to the rear lobby which access via a door to the exterior, staircase leading to the basement which houses the temperature and heating controls for the swimming pool. From the rear lobby a door leads into the bootroom which has an ornamental fireplace, fitted storage cupboard, wall mounted wash hand basin and w.c.

#### Leisure Area & Gymnasium

The swimming pool measures 10m x 5m approximately and is flanked by terracing the views across the paddocks. Three sets of French doors give access to the exterior. There is a sauna, steam room and a cloakroom. Access to a fully equipped gymnasium. French doors and windows overlooking the paddocks. Completing the leisure area is a games room which is currently used as a snooker room with a full-size table.

#### First Floor Landing

Window to the front aspect. The master bedroom has a dressing area and a four piece en-suite. Three further double bedrooms, two with en-suites, and a family bathroom. A staircase leads from the secondary landing down into the utility room.

#### Second Floor Landing

A staircase leads from the main first floor landing to two double bedrooms on this level.

#### Self-contained Annex

Located to the rear of the property and comprises living space, kitchen and a shower room.

#### Guest Cottage & Garaging

The cottage is entered via a front door into an open kitchen/living area. A door leads to the bedroom which has a window to the side aspect and access to a three piece shower room. The double garage has an electric double door.

#### Equestrian Facilities & Gardens

The property is approached by electric double gates with a driveway leading to a walled garden and main house with parking for numerous vehicles and extends to the formal gardens and a stable block which consists of five boxes (currently used as storage areas). The driveway branches off, thus separating the equestrian day to day running from the main house and therefore making it ideal for livery or other uses. There are various equestrian facilities including a large modern agricultural barn measuring 100ft x 50ft comprising nine loose boxes, kitchen/office/WC, two tack rooms and extensive storage. Hard standing. Light, power and water are connected. There is space in the barn for additional boxes to be added up to a total of 14.

There is an all-weather, floodlit ménage. There is electric fencing to all paddock areas.

There are extensive landscaped gardens and grounds (approx. 1.25 acres) in keeping with the style and age of the property with trees, plant and flower borders and beds, paved entertaining areas and extensive lawn areas.

There are two Summer Houses with power and light.

In all about 17 acres

The owners have received a positive response on a pre-application from the local authority to add a further 11 stables and an additional storage barn. Thus giving the potential of 27 stables in total.

#### Cost/ Charges/ Material Information

Tenure: Freehold.

Local Authority: Buckinghamshire Council (Aylesbury Vale area).

Council Tax Band: G.

Services - Electricity and water are connected. Drainage is via a septic tank. The property also has solar panels installed, reducing energy bills and receiving an

extra source of income.

There is a natural spring serving wells, which is pumped to a filtration system with mains water as a back up. This services approximately 70% of the annual water usage.

The central heating is via two air source heat pumps to radiator.

There is a self contained Plant Room controlling heating and hot water system. There is underfloor heating to both the kitchen and rear lobby.

There is a comprehensive CCTV covering all areas of the property and a full alarm system to the house.

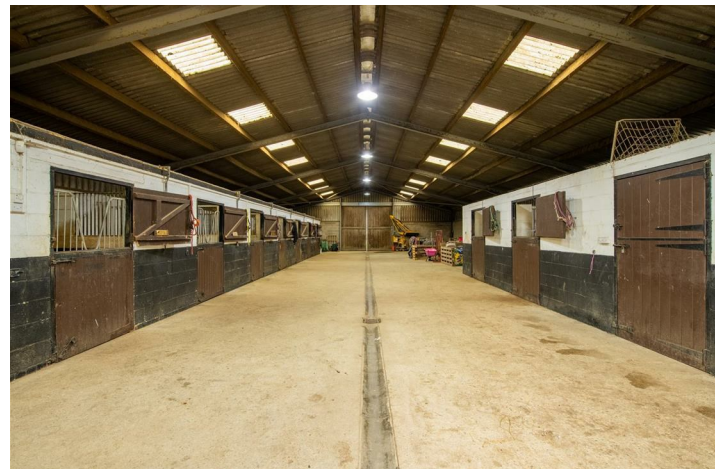
#### Nash - Location

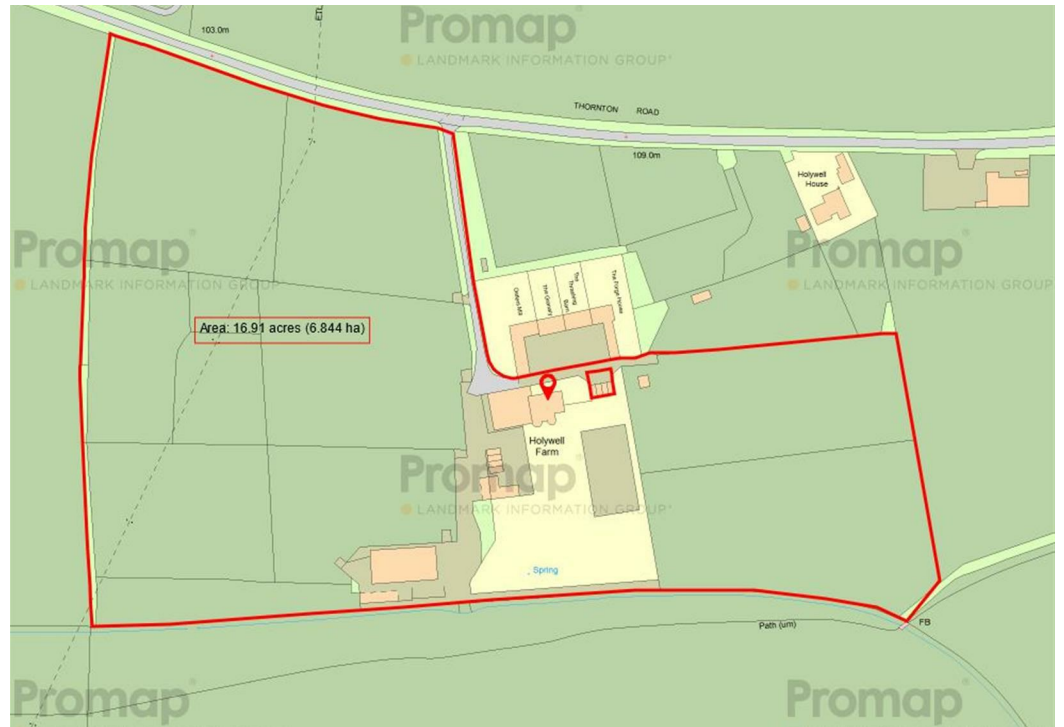
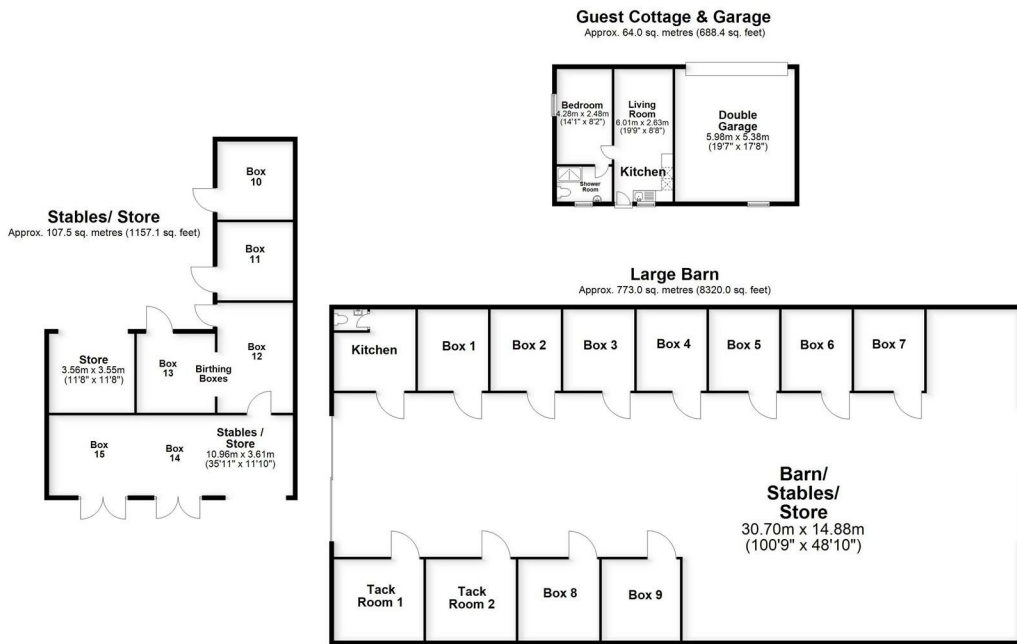
Nash is a conservation village situated between the market towns of Winslow and Stony Stratford which provide high street shopping. More extensive shopping and leisure facilities are available in Milton Keynes and Buckingham, whilst Westcott District Centre is approximately five miles away. A Montessori nursery is based in the village and primary schooling is available in Whaddon and Thomborough whilst Great Horwood has a middle school. Nash lies within the catchment area of the Royal Latin Grammar School in Buckingham and there is a wide choice of private schooling in the area including Swanbourne House, Thornton College for Girls, Stowe and Akeley Wood School to name a few. The village is centrally located for access to both the M1 and M40. Main line railway services are available from Milton Keynes to Euston within 40 minutes and Aylesbury to Marylebone. In addition the new railway station at nearby Winslow is due to open in 2023, which will link Oxford to Cambridge, allowing direct connection to London (Euston) from Milton Keynes. Air travel is available locally from Luton or Birmingham with Heathrow, Gatwick and Stansted further afield.

#### Disclaimer

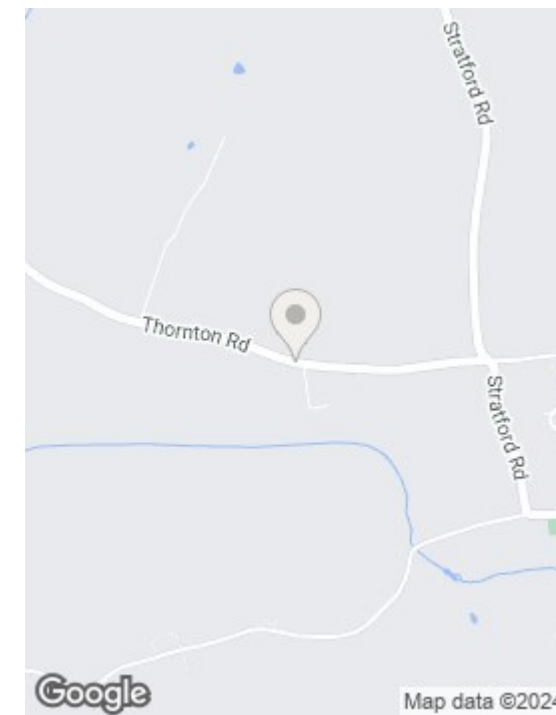
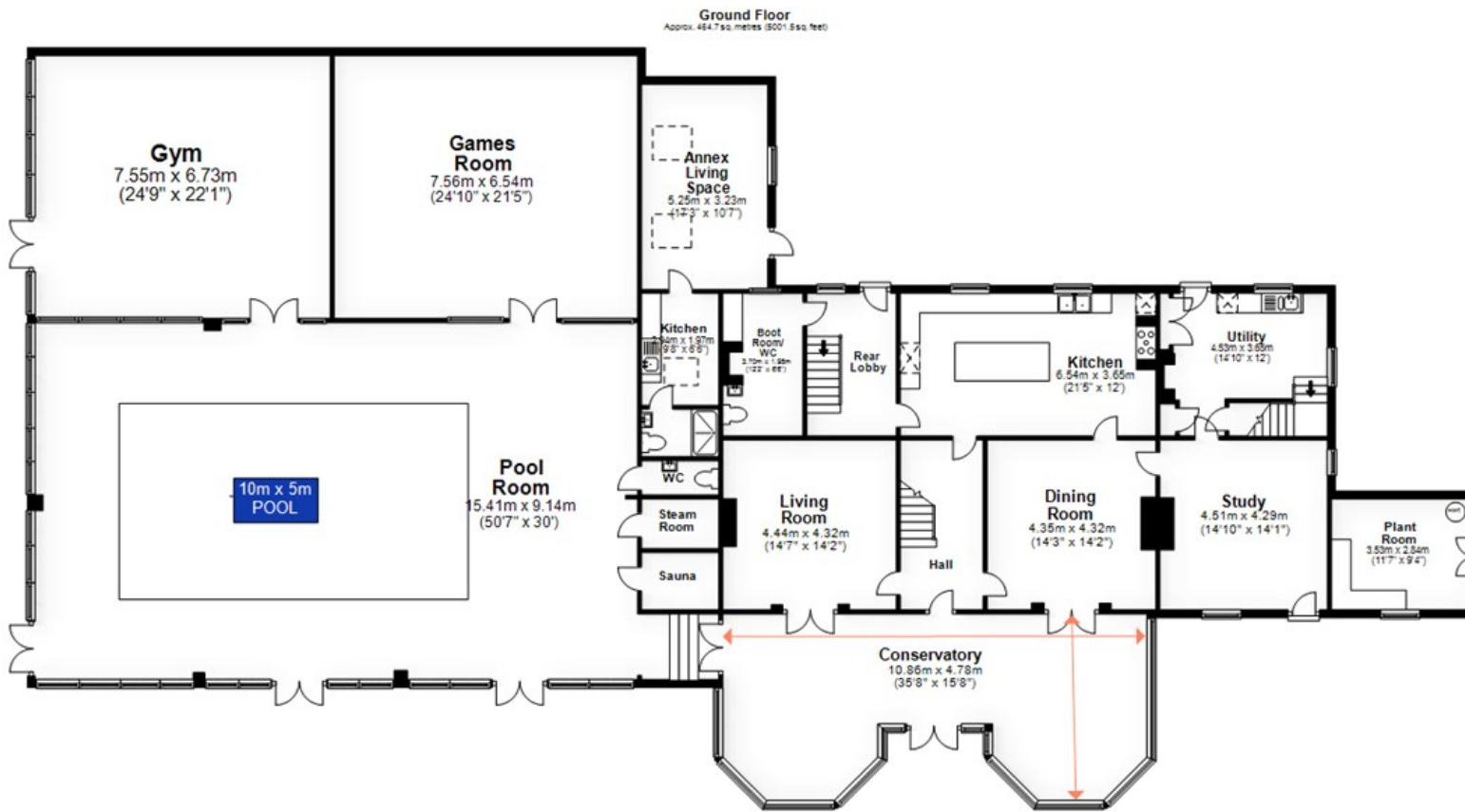
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their condition or operation is given.



### Viewing Arrangements

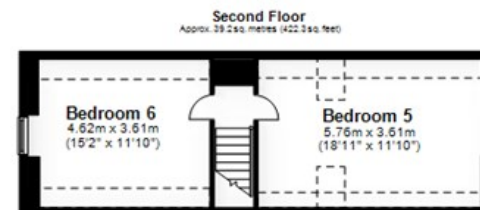
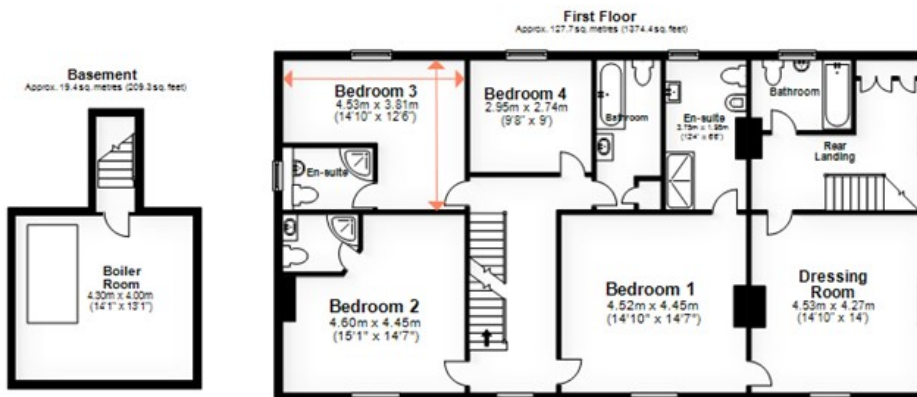
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Total area: approx. 651.0 sq. metres (7007.3 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

