



Hartwell Barn
5 Mill Road | Haversham | Milton Keynes | Buckinghamshire | MK19 7DL

HARTWELL BARN





KEY FEATURES

A stunning and architecturally interesting home occupying a rural location whilst nestling quietly within its well defined boundaries. The property is an eclectic mix of the old in relations to its structure and the modern in relation to its interior.

This splendid home offers an impressive blend of style and character, provides a high standard of presentation and retains significant character features making this a very special home.

The accommodation comprises:

The accommodation has in excess of 5,300 sq.ft. of versatile accommodation which has the potential to create an annex facility. On the ground floor there is a sitting room, a family/dining room, a study, a bespoke kitchen/breakfast room with a snug area, a gymnasium/bedroom with an en suite, two further double bedrooms and a bathroom. The first floor has a galleried landing, amaster suite with a walk in wardrobe and en suite bathroom, three further double bedrooms, an ensuite shower room and a family bathroom. All of the first floor bedrooms have panoramic garden views and look towards the countryside beyond.





STEP INSIDE

Entrance to the property is via a covered porch and a sealed unit double glazed door with matching side panels. Opening to the hallway, this is entirely glazed to one side looking into and opening on to a sheltered courtyard. Also accessed from within this hallway are a study with high ceilings and oak flooring and a utility room. The utility room has a butler sink with space and plumbing for a washing machine and tumble dryer mounted on natural stone flooring. The hallway conveniently links the main reception rooms to the ground floor bedroom accommodation.

The reception rooms are extremely light and airy. All are arranged to the front elevation of the property with a southerly aspect. Throughout the reception rooms there is evidence of original Roman natural stone columns. The sitting room also has a natural stone fireplace with a wood burning stove. This room is extensively glazed towards the south facing patio at the front of the property.

The family dining room is an open plan space central to the ground floor accommodation. It has a semi vaulted ceiling with full height glazing to the front incorporating patio doors to the garden. Three of the aforementioned Roman stone pillars support the roof which has traditional cast iron rooflights to enhance the already abundant flow of natural light into this room. The first floor staircase rises from this room.

The third of the ground floor rooms is the attractive Kitchen/breakfast room and snug which also has full height windows and glazed doors opening to the gardens at the front of the property. The kitchen provides a range of full height wall and base units with a twin butler sink with granite surrounds. There is an integrated four oven electric AGA with an extractor hood and other "Miele" integrated appliances including a companion oven, dishwasher and fridge freezer. The central island unit has a granite work surface, stainless steel sink and breakfast bar. This room is extremely spacious allowing more than enough room for sofas and breakfast tables.

The ground floor bedrooms and bathrooms can be found to the opposite end of the hallway. One bedroom has been used by the current owners as a Gymnasium. It has a three piece en suite shower room. Two additional bedrooms are available on the ground floor. Completing the ground floor accommodation is a family bathroom with a three piece suite with Spanish tiling to the floors and walls.

The first floor finds additional bedroom and bathroom accommodation with the magnificent Master suite enjoying views over the nature reserve and fishing lakes. The Master suite also offers walk in wardrobes and hanging areas with an en suite bathroom comprising a V & A double ended slipper bath, shower cubicle with "Grohe" power unit, twin wash basins, WC and towel rail. Two of the other bedrooms on this floor are connected by an archway and are used as a dressing room and bedroom. There is an ensuite facility to this accommodation. The final bedroom accommodation has a semi vaulted ceiling, exposed beam and an original stone pillar. The family bathroom is finished in high specification marble with a shower cubicle, separate bath, WC and wash basin.





SELLER INSIGHT

“5 Mill Road has been our beloved home for 21 years. What first drew us to this house was its exceptional location—the generous size, the close proximity to the river, and the perfect setting for our growing family. This home truly ticked every box for the life we envisioned.”

“Since moving in, we have lovingly modernised the property while honouring its history. Once a Roman villa, the house still retains original Roman pillars—a striking feature that never fails to impress visitors. The building itself was once a cow barn, and throughout, there is a deep sense of history woven into its walls.”

“Our favourite space is undoubtedly the kitchen—the heart of our home. With its central island, floor-to-ceiling windows, and Aga, it is light, warm, and great for socialising. We also cherish the elegant hallways and the stunning gallery staircase, both of which add to the home’s charm and grandeur.”

“Entertaining here has been a joy. This home has played host to countless special occasions—parties, baby showers, and family gatherings. It is a house that naturally brings people together, offering a warm and welcoming atmosphere that can accommodate any celebration.”

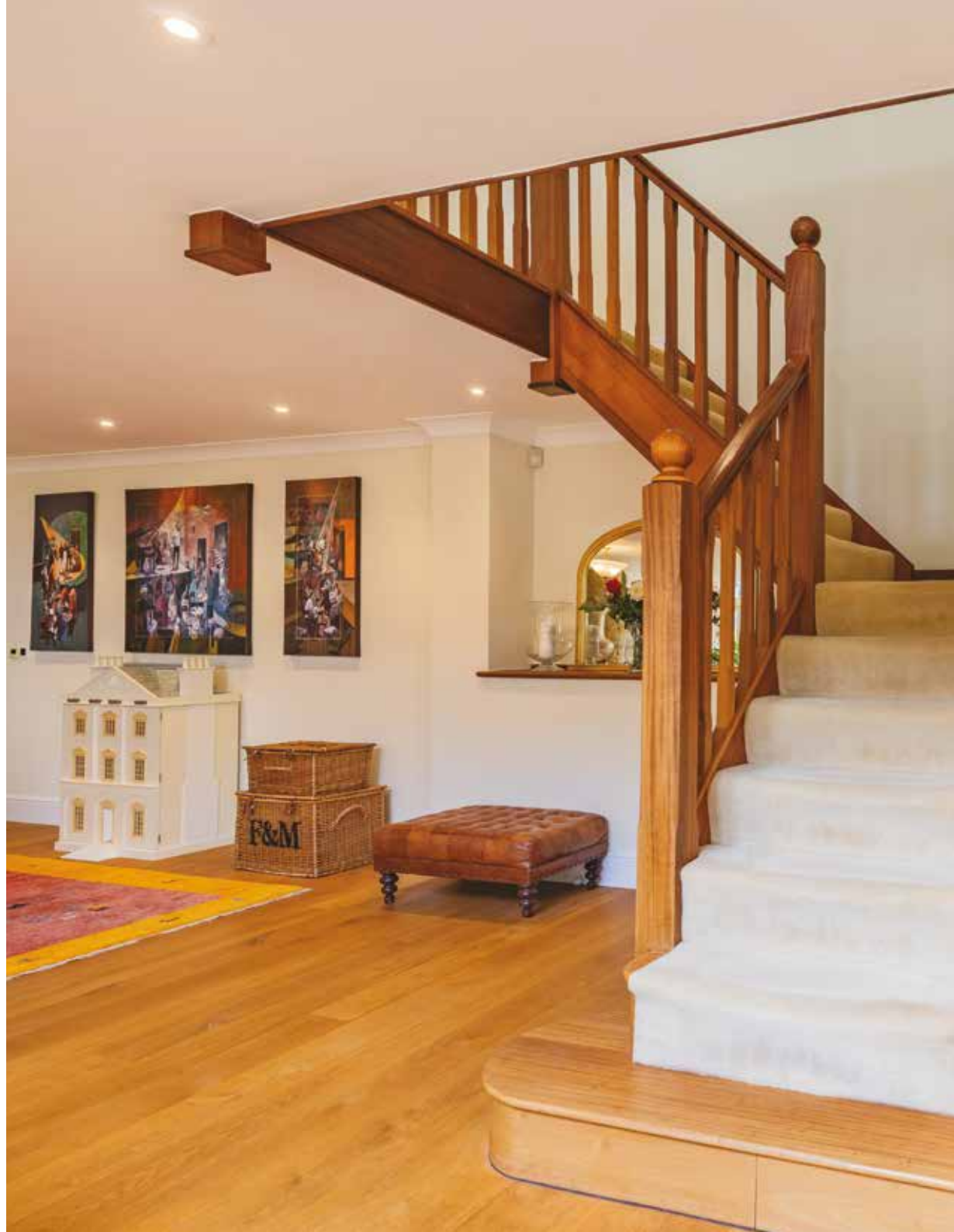
“The walled garden is another treasured part of the home, with its stone courtyard, patio areas, and various secluded spaces, all offering wonderful privacy. From the upstairs rooms, the views stretch across the fields where cows graze. The surrounding countryside is breath taking. We have spent so many happy times in the garden, hosting barbecues and garden parties, even setting up marquees for special occasions. It has been a perfect space for making memories.”

“Beyond the house itself, the community here is something truly special. With just six homes in close proximity, we have formed strong friendships with our neighbours. We gather for celebrations, watch the rugby together, and share in the joys of village life. Anyone would be fortunate to become part of this close-knit and welcoming community.”

“This home has done the most beautiful job of raising our family. It has been a place of love, laughter, and countless cherished moments. While the decision to leave is bittersweet, it is time for a new chapter. Downsizing is the right step for us, as we now only use a small portion of this house. I know it will be an emotional moment when we drive down the driveway for the last time, but my hope is that another family will create their own wonderful memories here, just as we have.”

“What I will miss most is the garden, the space—which has been such a luxury—and, above all, the warmth and joy held within these walls. My children grew up here, and this home has grown and evolved alongside us. It has been a truly happy chapter in our lives.”*

* 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.

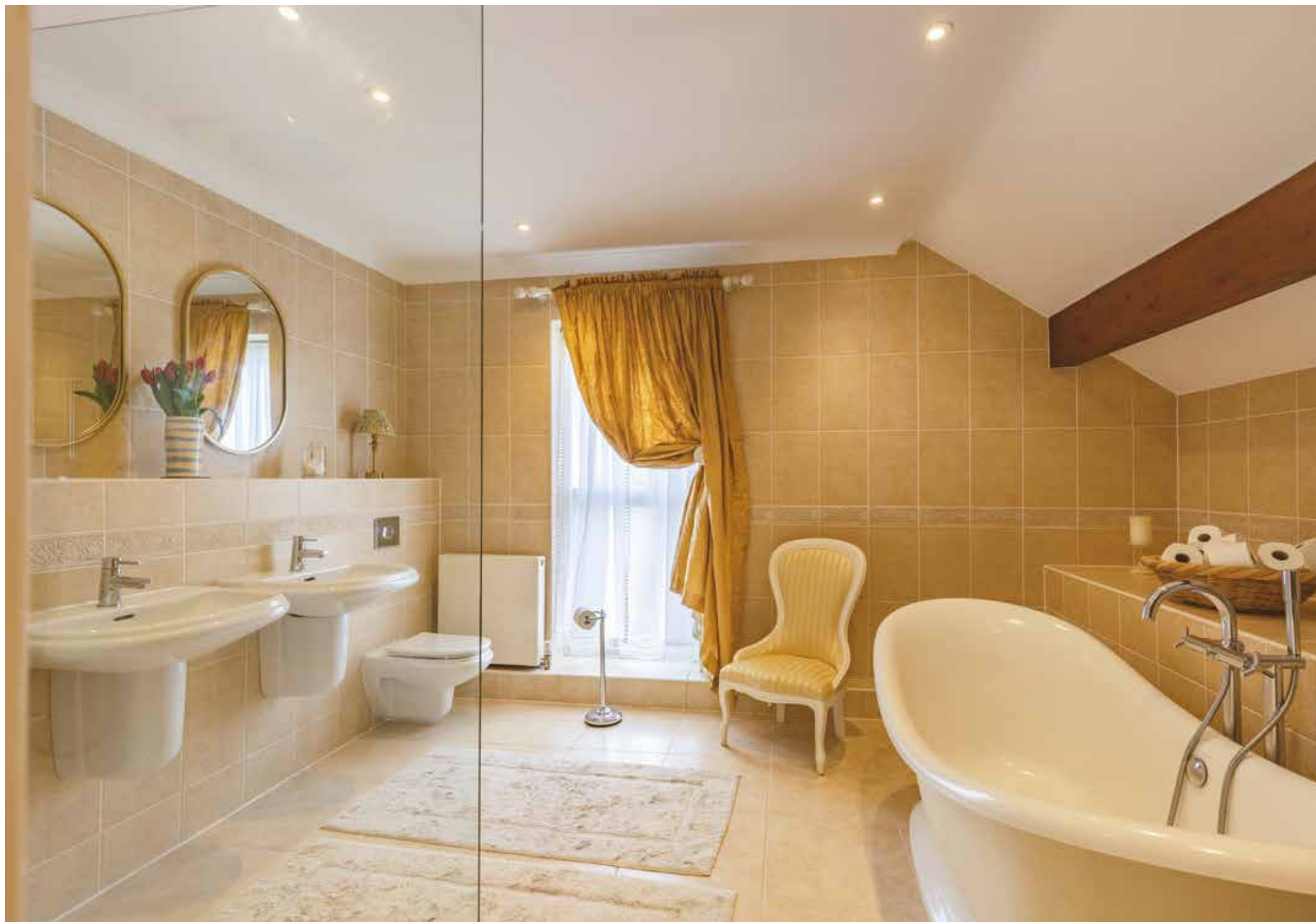


















OUTSIDE

Electric remote controlled double gates open to a gravel driveway leading to the property and a double width garage which has double bay parking to the front. The garage also has remote controlled doors with some workshop space and built in storage cabinets. The garden has been landscaped with mature herbaceous borders edging areas of lawn to either side of the drive. Various species of planting and Italian oak trees blend sympathetically with the natural stone walls of their surroundings. A very large stone patio spanning the full width of the property on the southern aspect to the front is a quiet and sheltered spot for al fresco Dining on those warm and sultry summer evenings. This garden is very private and walled to the boundaries with a water feature enhancing the already tranquil ambience enjoyed by its owners.









INFORMATION

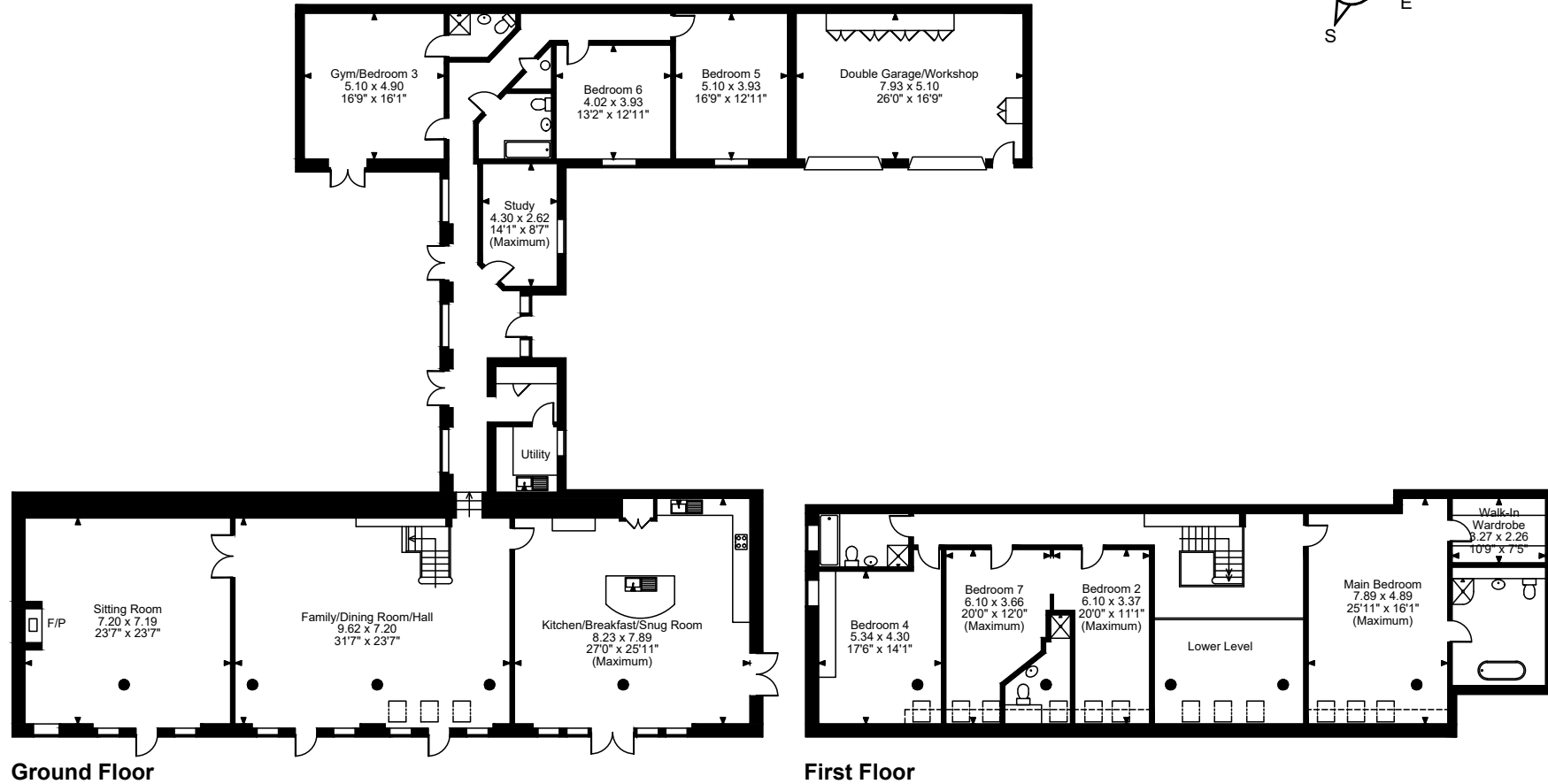
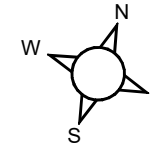
Services

Local Authority

Tenure
Freehold.



Mill Road , Haversham, Milton Keynes
Approximate Gross Internal Area
Main House = 5086 Sq Ft/473 Sq M
Double Garage/Workshop = 435 Sq Ft/40 Sq M
Total = 5521 Sq Ft/513 Sq M



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 Milton Keynes
59 High Street, Stony Stratford, Milton Keynes, Buckinghamshire, MK11 1AY
01908 713253 | miltonkeynes@fineandcountry.com

