





Guide Price
£2,800,000

An extremely unique opportunity to acquire a beautiful, detached farmhouse and coach house standing on a plot extending to approximately 11.5 acres which is made up of formal gardens, grasslands, main fishing lakes which extends to approximately 2.25 acres, stocked with Rainbow Trout and further ponds and waterways. The property is situated in this sought after Buckinghamshire village enjoying views over the adjoining countryside and Ivinghoe Beacon and offers in the main farmhouse four double bedrooms, three en suite bathrooms and a family bathroom, five reception rooms, kitchen/breakfast room, utility room and cloakroom and in the coach house two double bedrooms both with en suites, large L shaped lounge/dining room, kitchen/breakfast room, utility room and cloakroom. Outside the property there are a range of outbuildings including a recently constructed garden studio which offers self contained facilities, a double garage and a double car port.

Property Description

ENTRANCE PORCH

Covered porch with part glazed door to reception hall.

RECEPTION HALL

Stairs to first floor with storage cupboard below, radiator.

SITTING ROOM

A wonderful triple aspect room with double glazed windows to front and rear and double glazed double doors to the garden room. Feature fireplace with wood burning stove, two radiators.

GARDEN ROOM

Again, a triple aspect room with double glazed windows to front, side and rear and double glazed double doors to side and glazed door to rear, two radiators.

DINING ROOM

Double glazed windows to side. Tiled floor, two radiators, second staircase to first floor, doors to utility room, inner hall and lounge.

LOUNGE

A triple aspect room with double glazed windows to front and both sides. Feature fireplace with wood burning stove, two radiators.

KITCHEN/BREAKFAST ROOM

A lovely farmhouse style kitchen which is fitted with a range of floor standing units with granite work surface over, fitted Aga, radiator, double bowl butlers sink with mixer tap, large walk in pantry with oak shelving, integrated dishwasher and fridge. Double glazed windows and stable door to rear and double glazed windows to side, doors to utility and family room.

UTILITY ROOM

Double glazed window to side. A range of built in units with work surface over, single drainer sink with mixer tap, electric cooker point, plumbing for automatic washing machine, tiled floor, part tiled walls, radiator.

INNER HALL

Tiled floor, door to cloakroom.

CLOAKROOM

Double glazed window to side aspect. Low level w.c., pedestal wash hand basin, tiled floor, radiator.

FAMILY ROOM

A double aspect room with windows to side and rear and double doors to the garden, hardwood door to side, fireplace with wood burning stove, tiled floor.

LANDING

Double glazed Velux window to rear. Linen cupboard, doors to bedrooms one, two and three.

BEDROOM ONE

A triple aspect room with double glazed windows to front, side and rear. Built in wardrobes, two radiators, access to loft space.

EN-SUITE

Window to rear. Comprising panelled bath, pedestal wash hand basin, low level w.c., part tiled walls, tiled floor, heated towel rail.

BEDROOM TWO

Double glazed windows to side and rear. Radiator, built in cupboard, access to loft space.

EN-SUITE

Double glazed window to side aspect. Comprising panelled bath, tiled shower cubicle, pedestal wash hand basin, low level w.c., built in cupboard, tiled floor, part tiled walls, heated towel rail.

BEDROOM THREE

Double aspect room with double glazed window to side and double glazed Velux window to the other side. Built in cupboards, radiator, door to second landing.

SECOND LANDING

Double glazed Velux window to side. Built in eaves storage cupboards, access to loft space.

BEDROOM FOUR

A double aspect room with double glazed windows to front and side. Radiator, eaves storage cupboards.

EN-SUITE

Double glazed Velux window. Ball and claw bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c., tiled floor, heated towel rail, underfloor heating.

BATHROOM

Double glazed window to side. Comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c., part tiled walls, tiled floor with underfloor heating, radiator, airing cupboard housing hot water cylinder.

COACH HOUSE

Hardwood door to:

ENTRANCE HALL

Double glazed window to front. Radiator, half glazed door to kitchen/breakfast room and door to utility room.

UTILITY ROOM

Plumbing for automatic washing machine, tiled floor, door to cloakroom.

CLOAKROOM

Double glazed window to side aspect. Low level w.c., wash hand basin, heated towel rail, tiled floor.

KITCHEN/BREAKFAST ROOM

Double glazed window to front. Fitted with a range of both floor and wall mounted units with roll edge work surface over, double bowl butlers sink with mixer tap, Aga, tiled floor, part tiled walls, plumbing for dishwasher, radiator, glazed door to lounge/dining room.

LOUNGE/DINING ROOM

A quadruple aspect room with double glazed windows to both sides, front and rear and double glazed double doors to side. Stone fireplace with wood burning stove, three radiators, built in cupboards, stairs to first floor with storage cupboard below.

LANDING

Double glazed Velux window. Airing cupboard housing hot water cylinder.

BEDROOM ONE

A double aspect room with double glazed windows to front and side aspects. Built in wardrobes, radiator.

EN-SUITE

Double glazed window to side. Comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c., radiator, heated towel rail.

BEDROOM TWO

Double glazed window to side and double glazed Velux window to the other side. Radiator, built in cupboard, access to loft space.

EN-SUITE

Double glazed window. Large tiled shower cubicle, wash hand basin, low level w.c., radiator, heated towel rail, part tiled walls.

OUTSIDE

The grounds are accessed via electric gates.

FRONT GARDEN

A shingled area providing hardstanding for numerous cars, outside lighting.

DOUBLE CARPORT

Providing covered parking for two cars.

DOUBLE GARAGE

Access via double wooden doors with power and light.

WORKSHOP

Brick built workshop with power and light, door to W.C.

GROUNDS AND LAKES

Set in the most beautiful of locations with far reaching views over the surrounding countryside and Ivinghoe Beacon, the plot extends to approximately 11.5 acres including fishing lakes which extends to approximately 2.25 acres and are stocked with Rainbow Trout. The grounds are mainly laid to lawn with a variety of mature trees, orchard with various fruit trees and a reserve area all enclosed by fencing and hedging including approximately 700 meters of edible hedging with various waterways and ponds, approximately 325 meters of water known as The Cut which has double bank fishing and is stocked with brown trout and silver fish as are both the top lake and the lake to the rear of the the Summer House. The patio wraps around the rear and side of the property with outside lighting and cold water tap, there is also a partially walled kitchen garden area with raised concrete beds and fig trees, large timber studio/storage shed with power and light and green house.

STUDIO/ SUMMER HOUSE

The detached vaulted studio offers a wide range of uses and enjoys double glazed windows to all sides and double glazed stable door to rear with double glazed double doors to a large timber decked patio area. The studio is fitted with a kitchen with floor and wall mounted units and wooden work surface over, double bowl butlers sink with mixer tap, fireplace with wood burning stove, wooden flooring, plumbing for dishwasher.



Willow Farm



Approximate Total Area
 4226 sq ft / 392.6 sq m
 Willow Farm Cottage = 1514 sq ft / 140.7 sq m
 Garage / Workshop = 480 sq ft / 44.6 sq m
 Summer House = 455 sq ft / 42.3 sq m
 Total = 6675 sq ft / 620.2 sq m

This plan is for layout guidance only.
 Not drawn to scale unless stated.
 Windows and door openings are approximate.
 Whilst every care is taken in the preparation of this plan,
 please check all dimensions,
 shapes and compass bearings before
 making any decisions reliant upon them. (ID1119300)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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