



Harrold Road

Lavendon, Buckinghamshire

oriordanbond
SALES & LETTINGS





Harrold Road

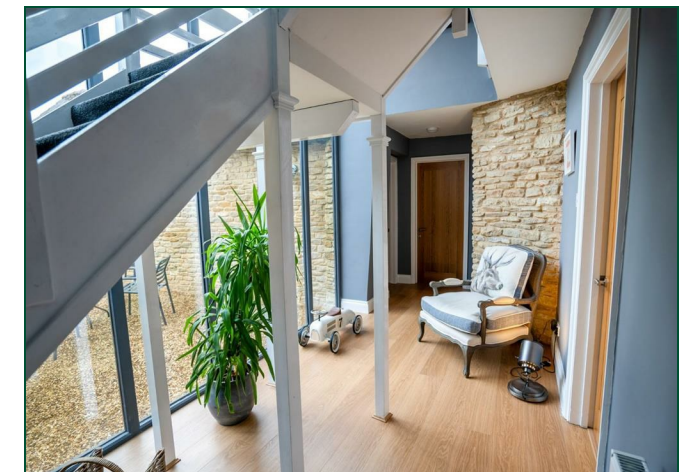
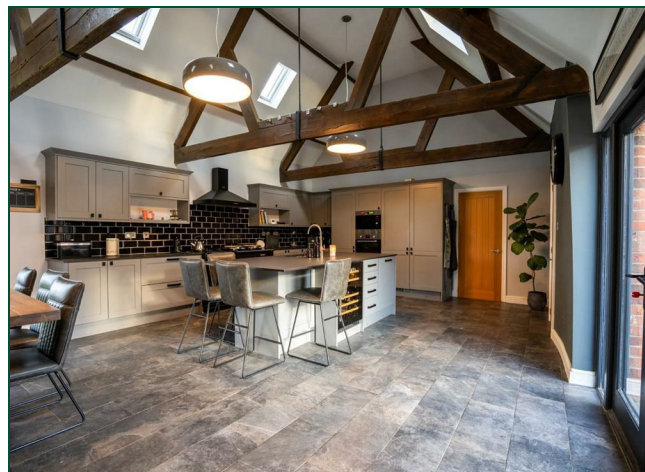
Lavendon
MK46 4HX

Guide Price
£1,250,000

O'Riordan Bond is pleased to present this superb Grade II Listed barn conversion, situated on the edge of the pretty North Buckinghamshire village of Lavendon. Occupying a total plot of just over 1.5 acres with views over rolling countryside, 'The Grange' forms part of a small development of just four residential dwellings converted in the early 1980's from the original 17th century farm and associated buildings. The area is steeped in history, with the site of the Farmhouse believed to have been mentioned in the Domesday book. The property has been re-modelled and refurbished by the current owners to provide a spacious and adaptable family home with a subtle blend of charm and character, as well as a layout suitable for modern life.

Accommodation comprises entrance hall, home gym, study, impressive refitted kitchen/dining room with exposed beams, sitting room, family room, ground floor re-fitted cloakroom/WC, master bedroom with re-fitted en-suite and a snug/walk-in dressing room. To the first floor is a guest double bedroom with re-fitted en-suite, three further bedrooms and a re-fitted family bathroom. Externally, to the rear are expansive gardens/paddock land with views across further paddock land in the region of 4 acres which may be available to purchase or rent (subject to separate negotiation.) The front of the property is accessed via a single track road leading to an enclosed driveway and front courtyard leading to a garage. Further benefits include a combination of under floor heating and mains-fed gas radiator heating, double glazing and mains sewer and water connections. (A/2797/XL)

- 1.5 Acre plot - with potential for a further 4 acres of paddock land
- Ideal for equestrian use with stabling
- Superb Grade II listed barn conversion
- Impressive re-fitted kitchen/dining room with exposed beams
- Two en-suite bedrooms
- Ample off road parking and garage

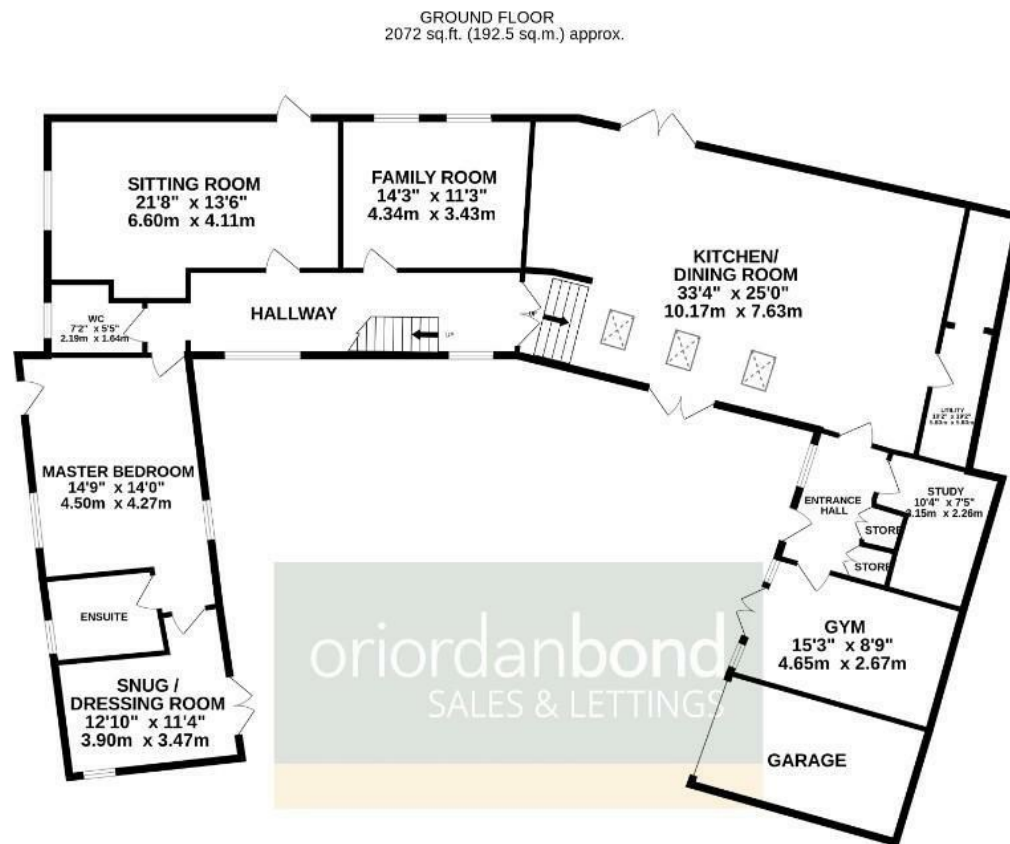












TOTAL FLOOR AREA : 2797 sq.ft. (259.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Additional information

- Council Tax Band: G
- Energy Efficiency Rating:

Viewing

Viewing strictly by appointment – details below

Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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