



Walnut Tree Cottage, 35/36 Tathall End, Hanslope, Buckinghamshire, MK19 7NF

HOWKINS &
HARRISON

Walnut Tree Cottage.
35/36 Tathall End, Hanslope,
Buckinghamshire, MK19 7NF

Guide Price: £1,450,000

A beautiful and substantial detached period family home, with extensive living accommodation extending to over 4,200 sq ft. The character filled property comprises beautiful live-in kitchen, large sitting room, conservatory, office, utility, cloakroom, luxurious master bedroom suite, four further bedrooms and two bathrooms. There is also a self-contained annexe connected to the double garage. Situated on a generous plot of approximately 0.4 acre, the property is well situated for access into Milton Keynes and London beyond.

Features

- Substantial detached period home
- In excess of 4,200 sq ft of accommodation
- Generous 0.4 acre plot
- Stunning "live-in" kitchen
- Five bedrooms & three bathrooms
- Self-contained annexe
- Double garage & driveway parking
- Office / studio
- Beautiful mature gardens
- Backing onto open farmland
- EPC Rating: E



Location

A pretty village with a great community feel Hanslope offers everything you would need for day to day life, with excellent amenities and a very active programme of adult and children's classes. Its rural location offering many options of footpaths and bridleways. Two pubs offer good ranges of food and drink, two shops offer groceries and post office services, with the well renowned Milton Keynes Equestrian centre on the village outskirts. The Grade I Listed church of St James the Great, described as one of the finest spires in the country is a prominent feature of the village and can be seen for long distances across the surrounding countryside.

About half a mile south-east of the village is Hanslope Park. Once the manorial estate of the village, it is now owned by the UK Foreign, Commonwealth and Development Office, and is home to HM Government Communications Centre.

Hanslope is a village and civil parish in the unitary authority area of the City of Milton Keynes, Buckinghamshire and well connected to the surrounding area. The village is about 4 miles (6.4 km) west northwest of Newport Pagnell, about 4 miles (6.4 km) north of Stony Stratford and 8 miles (13 km) north of Central Milton Keynes. The fastest journey times from Milton Keynes Central station and more locally Wolverton is approximately 35 minutes into London, Euston.



Ground Floor

The front door opens into a huge sitting room, separated from the formal dining room by a substantial inglenook fireplace with inset wood-burning stove. There is a vast “live-in” kitchen, the hub of the house, with two sets of bi-fold doors opening into the garden. There is an office / studio with adjacent W.C, plus a conservatory.

First Floor

A private staircase leads to the impressive master suite complete with free-standing bath. A second staircase leads to bedroom two with en-suite, bedroom three and family bathroom.

Second Floor

The stairs lead to a useful study area, and two further bedrooms.





Annexe

Connected to the double garage, there is a ground floor kitchen / dining room and shower room, whilst on the first floor is a large sitting room / bedroom.

Outside

There is a tarmac driveway which provides off-road parking for several cars, leading to the detached double garage. There is a generous lawned front garden and gated access to the rear. There is an expanse of patio adjacent to the bi-fold doors, perfect for al fresco dining. There is an expanse of lawn with mature borders, trees and shrubs, backing onto open farmland with views. In all the plot extends to approximately 0.4 acres.

Agents Note

The main heating system is an oil fired boiler serving radiators, however there is also a propane gas tank underground in the garden which serves the kitchen hob and outdoor barbecue. There is also a septic tank buried in the garden.





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Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

Fixtures and Fittings

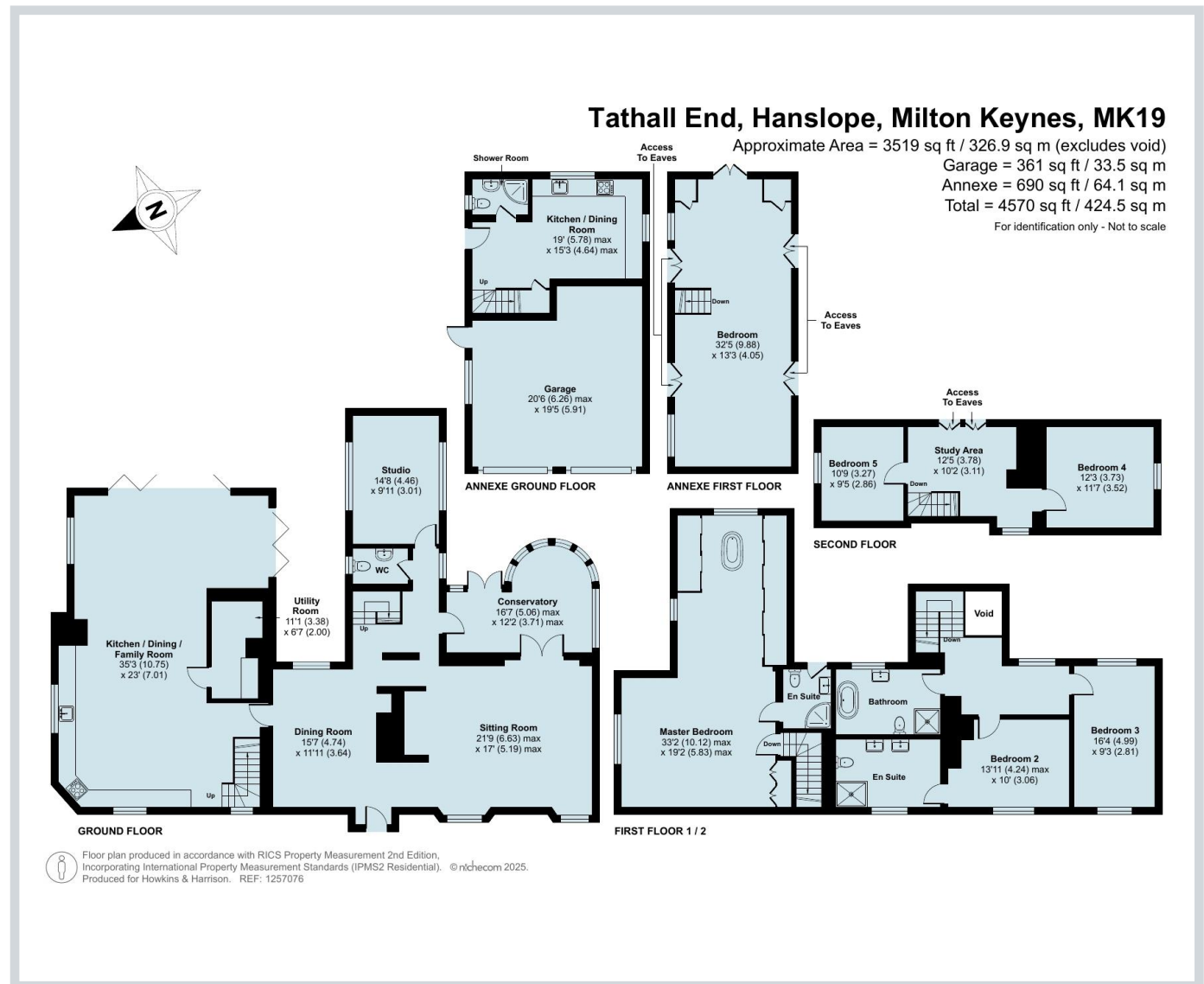
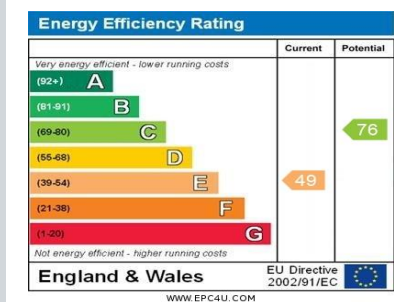
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

The following services are connected to this property: electricity and water. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water and electricity services. Oil fired central heating. LPG serves kitchen hob and outdoor barbeque.

Local Authority: Milton Keynes City Council

Council Tax Band - G



Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



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