



Rosebery Farm, Hoggston, Buckinghamshire, MK18 3LQ

HOWKINS &
HARRISON

Rosebery Farm, Hoggston Buckinghamshire, MK18 3LQ

Guide Price: £1,250,000

A substantial and beautiful detached period family home, enjoying a tranquil rural location, yet well connected for travel, schooling and amenities. This Grade II Listed former farmhouse boasts in excess of 3,300 sq ft of living accommodation plus a further 500 sq ft of workshop and barn. The ground floor boasts five reception rooms, a superb kitchen / dining room, utility and cloakroom, complemented by five first floor bedrooms and three bathrooms. Situated on a generous plot of 0.3 acre, there is plentiful parking and lawned gardens backing onto open farmland.

Features

- Substantial period home
- Numerous original features
- 3,300 sq ft living accommodation
- Five bedrooms and three bathrooms
- Five reception rooms
- Superb kitchen / dining room
- Utility room & cloakroom
- Workshop & barn
- Gigaclear fibre to router.
- Well connected rural location
- Highly efficient Air Source heat pump



Hoggeston is a village and civil parish within the Aylesbury Vale district in Buckinghamshire, England, approx 3 miles east of Winslow which has a variety of traditional shops and a new railway station to facilitate the 'east west' rail connection. Milton Keynes is approximately 14 miles to the north of the village where more comprehensive shopping and leisure facilities can be found. Offering a rural setting with a small population, Hoggeston is surrounded by beautiful countryside and is a popular destination for walkers and cyclists, it offers a strong sense of community and is considered a great place to live. There is a 'pop-up Pub' for the residents, and a local Farm, which offers a butchers and florists.

There is a good choice of schools in the nearby area including St. Michaels Church of England Junior school, Whitchurch Church of England school, Aylesbury Grammer School, Royal Latin Grammer School, with private education available at Stowe School, Akeley Wood, Swanbourne House and Thornton College. Sporting activities in the area include golf at Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, with indoor skiing and snowboarding at the Snozone, Milton Keynes. Hoggeston is well placed for the motorway network with the M1 accessible at junction 12 and the M40 at junction 9. The train service from Leighton Buzzard offers a service taking approximately 35 minutes into London Euston.



Ground Floor

Entering the front door, to the right is a large study and a further home office. To the left is a beautiful formal dining room leading on to the spacious sitting room complete with wood burning stove. There are two rear hallways, complete with cloakroom, which lead to the comfortable sitting room, beyond which is the utility room and superb, bespoke, kitchen / dining room.

First Floor

There are two staircases, the first leading to the en-suite master bedroom, two further double bedrooms and bathroom, the second leading to two more bedrooms and another bathroom.





Outside

Approached via a gravel driveway providing off-road parking, this opens into the large, lawned garden, backing onto farmland with far-reaching views. There is a substantial brick-built workshop and adjoining, open-fronted, three bay cart barn.

A substantial and beautiful detached period family home, enjoying a tranquil rural location, yet well connected for travel, schooling, and amenities.





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 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. Additionally, the property benefits an Air Source Heat Pump, LPG gas to cooker hob only, and is serviced by a private sewage system leading to a soakaway. Gigaclear Fibre to the router.

Local Authority - Aylesbury Vale
Council Tax Band – G

Tenure: Leasehold

Property exempts from EPC requirements.

Exemption Reason: This property is Grade II listed therefore EPC information is not required.

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Approximate Area = 3307 sq ft / 307.2 sq m

Outbuildings = 504 sq ft / 46.8 sq m

Total = 3811 sq ft / 354 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Howkins & Harrison. REF: 1226089

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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