



Toll House
High Street | Newport Pagnell | Buckinghamshire | MK16 8JT

TOLL HOUSE





KEY FEATURES

A magnificent Grade II* listed house with river frontage, ancillary accommodation and extensive grounds in a stunning private setting.

Prepare to be amazed by this waterside property on the banks of the River Great Ouse. This magnificent river flows to either side of our extraordinary character filled home and its impeccably landscaped 2.6 acres of garden. Without question, this is a hidden gem, somewhat belying its roadside appearance as that of a rather modest home. On the contrary, it evolves into a somewhat dramatic and intriguing residence of considerable proportions. This is an exceptional home to raise family or simply to gain enjoyment from the many and varied species of the bird family and local wildlife. The Toll House has an eminently private location, favourably granted panoramic views over superb landscaped acres of its own parkland. These grounds are populated by many magnificent mature trees, particularly prominent are species of ancient willow and horse chestnut.





STEP INSIDE

A sense of peace and quiet pervades this wonderfully charming home, stepping out into the glorious grounds, you get the feeling of village living though located on the fringes of a busy market town. Come and see why we think The Toll House is so special.

The electric gates swing open to access a gentle descent to the grounds and accommodation of The Toll House. It is quite an awesome sight laid before you with a vast expanse of lawn harbouring magnificent mature trees which have been dotted quite randomly around. The River Great Ouse flows serenely down either side of these stunning grounds creating almost an island setting.

Most of the pedestrian traffic into the house uses the garden room access added in the late 1980's. This leads into a traditional kitchen with a "Belfast" sink, wood burner housed in a stone fireplace and splendid "Britannia" 6 hob (gas) range oven. The accommodation diverges to left and right from here, on the right is a piano room retaining an original cast iron fireplace and a walk through to a rear lobby, cloakroom and utility room.. The lobby area continues to a guest bedroom with an en suite shower room.

Returning to the kitchen and moving in the opposite direction we reach the sitting room which enjoys a fabulous outlook to the gardens through modern bi-folding doors and has a fine fireplace as its focal point. The stone mullion fireplace houses a wood burning stove and there is exposed stonework to the walls. An inner lobby leads to a fully tiled shower room with a large walk in shower cubicle. To the rear of this area is a passageway incorporating a wine store which has a large easily accessed loft space over. Our current sellers utilise this passageway for their vast collection of books which are neatly arranged on fitted shelving. At the end of the passageway is a generously proportioned study fitted with "Neville Johnson" furniture arranged on a flag stone floor. A rear hall has a stable door opening to the garden. Also located to this end of the property are two rooms, entirely flexible in use. They can either be used as two bedrooms or a sitting room and bedroom dependant of family requirements. One has double doors opening to the garden.

First floor accommodation provides the Master bedroom with engineered oak flooring and three windows. An ornamental fireplace stands to one wall. A large shower with rainfall shower head, wash basin in vanity surround and WC is en suite to this bedroom.





SELLER INSIGHT

“Toll House has been our cherished home for 21 years. I passed it every day on the school run with my children. Tucked away from the road and hidden behind gates, it always held an air of mystery. When it came up for sale, I booked a viewing out of sheer curiosity, but the moment I drove down the driveway, I was utterly captivated. The grounds quite literally took my breath away. I remember thinking, I've never wanted anything as much as I want this house. It felt like our dream home then, and even now, all these years later, I still feel that same every time I drive up to it.”

“There were once unused barns here which we converted into versatile spaces - rooms above, and a workshop below. My favourite transformation is the kitchen. We stripped back the beams, creating a space that feels both traditional and beautiful - it's the true heart of the home, where everyone naturally gathers. Another beloved space is the garden room. With its stone walls and views across the garden, it feels as though you're outside in every season. I've spent hours there, watching the wildlife and the ever-changing scenery.”

“The garden itself has been a source of immense joy. I've always loved gardening, and in years gone by I kept fruit trees and an allotment. Being riverside, we're lucky to have an abundance of wildlife - I've often gone for a swim, right from the garden. Our summer house is a favourite retreat, perfect for a gin and tonic on the deck. We truly live in the garden, not just beside it - the house and grounds are entirely intertwined. It's wonderfully private and quiet - our children had the most idyllic upbringing here, with pet ducks and chickens and acres of land to explore.”

“Toll House has also been a fantastic place to entertain. It has a lovely flow, and we've hosted many celebrations here. There's ample parking for 15-20 cars, which has made it perfect for gatherings.”

“The local community has been equally special. Though we don't have immediate neighbours, but just across the bridge offers everything one might need - excellent schools, amenities, and a real sense of connection. It's the best of both worlds: tranquil, but never isolated. There's a rich heritage here, with a strong link to the history of Aston Martin who started out here as coachmakers. It has the charm of a village with the convenience of a town.”

“Letting go of Toll House is incredibly emotional. Every part of it holds memories and meaning. I only wish I could pick it up and take it with me. I'll miss the views, the river, the wildlife, and most of all, the unique warmth and energy this home holds. It's a feeling that's hard to describe - something almost magical.”*

* 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

Ancillary outbuilding.

A very large wooden structure with a workshop with mezzanine floor, double garaging and an open log storage barn which also doubles as a sheltered and rather cosy seating area. The first floor can offer a multiplicity of uses and extends the full length of the structure. Music room, gym, play area, home office/s it is open to interpretation how it could best serve. An external staircase provides access.

External features.

A formal area of garden is enclosed by a well tended ivy hedgerow defined by blue brick walling. It retains a lawn area with various shrubs and plants around its borders. A Victorian style glazed canopy fits snugly between two projecting areas of The Toll House. It may look as if it has been there as long as the house but it has been specially made in recent years and seamlessly complements the design and flow of the rear elevation. Another seating area is paved and walled offering excellent seclusion along the river bank. A summer house/playroom is mounted on stilts in the grounds and currently houses a pool table. An Ideal play area and no doubt the source of many adventures which will be retained from childhood.

Historical interest

The Toll House stands on a single span stone bridge which allowed horse drawn vehicles to pass in and out of town. Originally there was a ford at this point and then later a timber bridge stood alongside the ford. The wooden bridge was rebuilt in stone around 1380 and was made up of three arches. It survived until 1810 when the present North Bridge was built. A single arch of the 14th century bridge can still be seen in Ousebank Gardens.

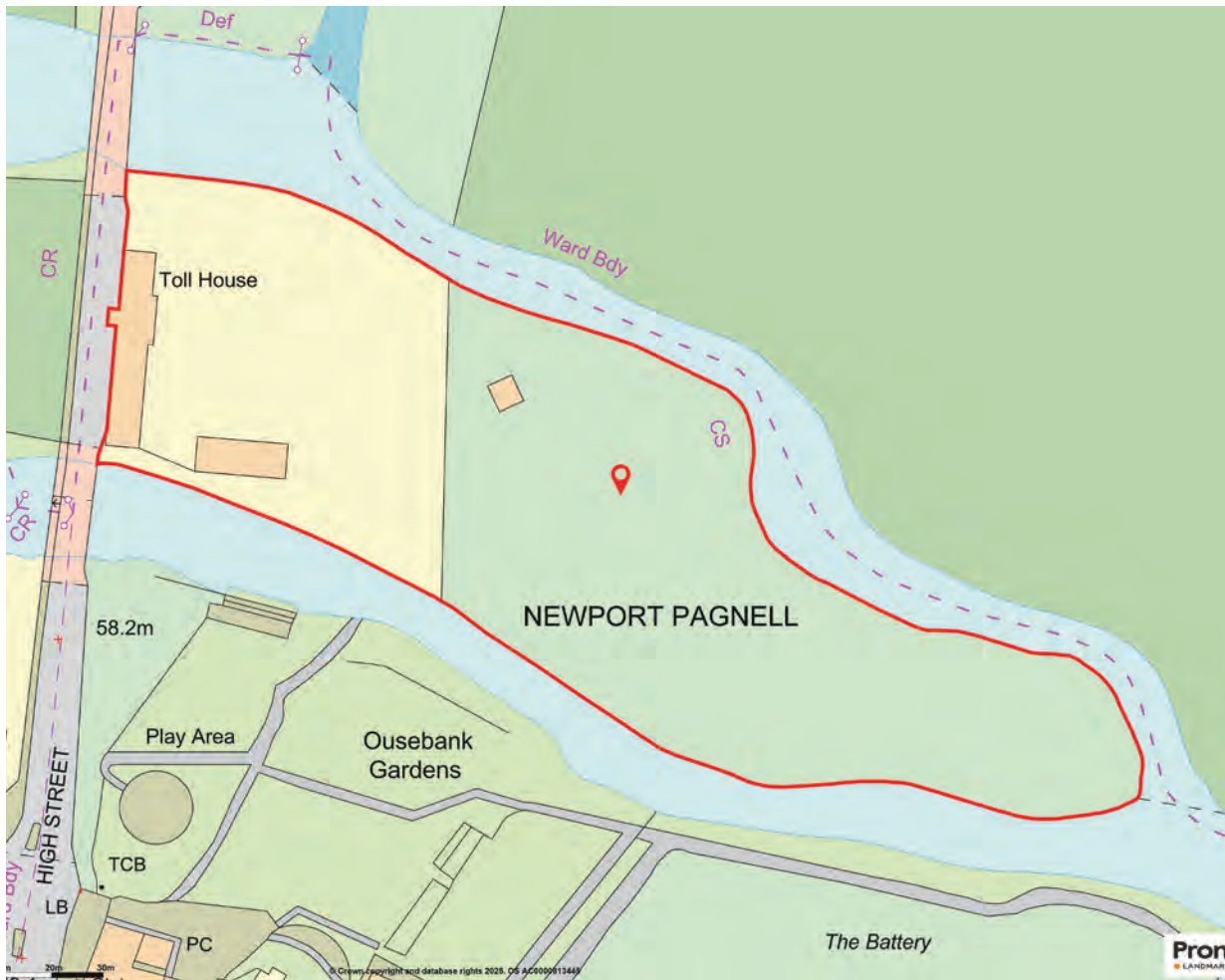
In the process of putting together the planning for the building of the present bridge, authority was given to build a toll house with gates near the bridge to take tolls from anyone wishing to cross with vehicles or animals. The money raised was to pay costs incurred by the bridge. Initially there was a temporary building. The present bridge was completed in 1809 and carries this date on the keystone of the arch on its west face. The present Toll House was built then. The bridge has undergone repairs since. In 1837 gas was used for lighting on the bridge instead of oil thanks to a gas works in the town. The front bay window of the Toll House was used as a lookout so that no potential toll collection was missed.

Collecting tolls on the bridge was eventually stopped so the Toll House was no longer needed. Instead of demolishing it it was sold on condition that it was used as a private dwelling and not a business. A subsequent owner was allowed to make an opening in the North Bridge wall to create an access road into the field at the rear and allow development of a property of greater accommodation. In 2010 the bridge celebrated its bi centennial.



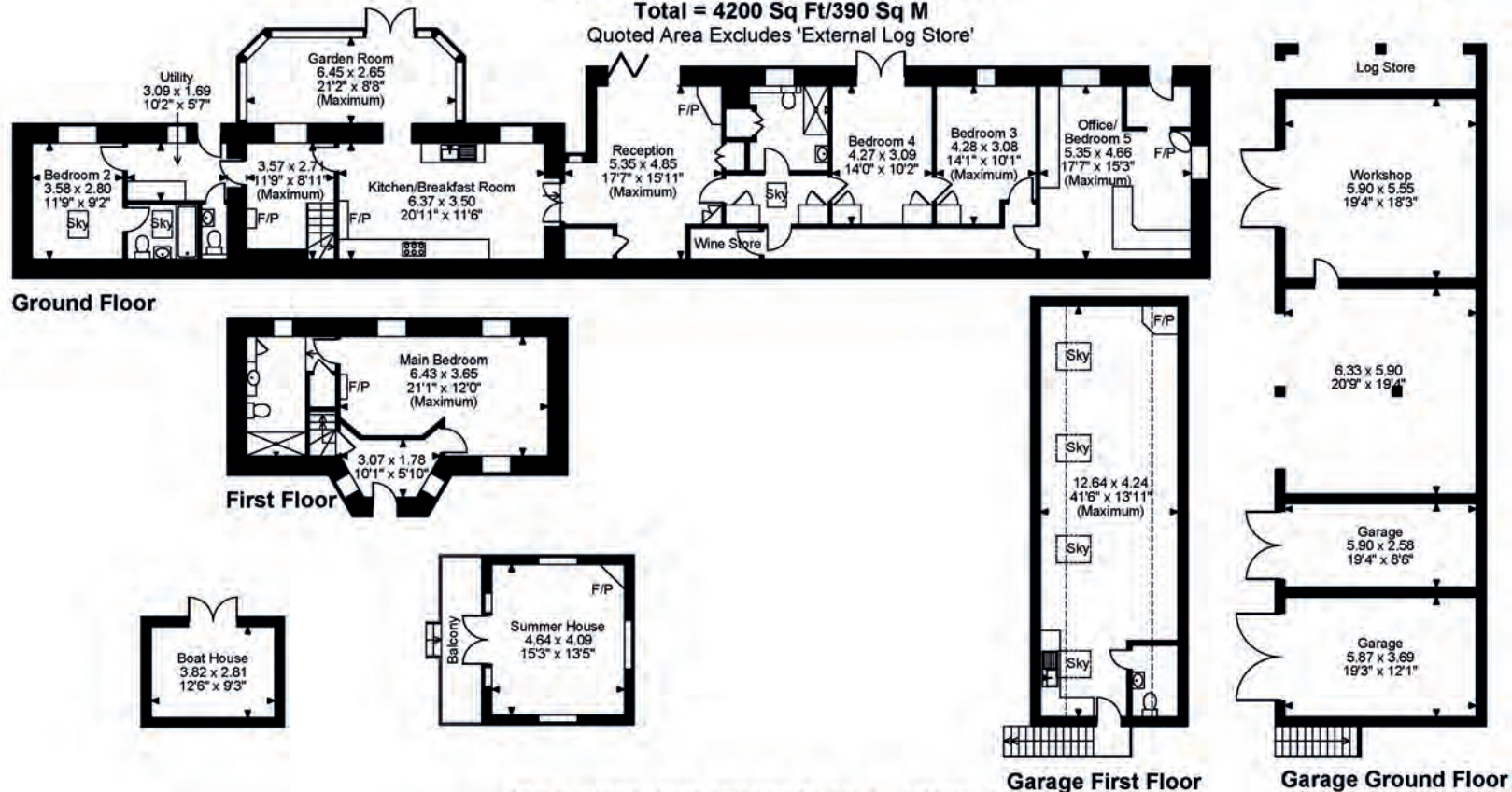
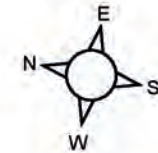






Council Tax Band: G
Tenure: Freehold
EPC Exempt

Toll House, High Street, Newport Pagnell
Approximate Gross Internal Area
Main House = 2311 Sq Ft/215 Sq M
Garage Ground Floor = 1210 Sq Ft/112 Sq M
Garage First Floor = 359 Sq Ft/33 Sq M
Summer House = 204 Sq Ft/19 Sq M
Boat House = 116 Sq Ft/11 Sq M
Balcony external area = 70 Sq Ft/6 Sq M
Total = 4200 Sq Ft/390 Sq M
Quoted Area Excludes 'External Log Store'



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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