



The Old Vicarage, St. Marys Road, Middlegreen

Summary of accommodation

Entrance hall | Study | Cloakroom | Dining room | Utility room | Kitchen | Two reception rooms

Principal bedroom with en suite and balcony | Bedrooms two and three with en suites | Three further bedrooms | Family bathroom

Barn | Stable | Gazebo | Two Workshops | Two stores | Games room



Guide price: £2,250,000

Tenure: Freehold

Local authority: Buckinghamshire Council

Council tax band: H





The house benefits from NEST smart heating and smart lighting throughout, along with a comprehensive CCTV system.





The Old Vicarage

The Old Vicarage is a wonderful family home offering substantial accommodation and a high degree of versatility to suit your individual family's needs. Immaculately presented throughout, this is a beautiful home in a rural setting within a greenbelt area. Accessed via electric gates controlled from the main house, giving added privacy and security. Stepping into the hallway you immediately have a feeling of light and space which continues throughout the house. The living space is well proportioned and practical for everyday family life as well as entertaining, with plenty of space and flexibility to gather the family, whilst also offering everyone a haven to themselves. There are two large formal reception rooms, both with pretty bay windows and window seats to fully enjoy the views out to the garden.

The contemporary kitchen is thoughtfully designed and has been finished to a high specification, it is well equipped to cater for everyday family dining as well as larger gatherings. The large central island is the focal point of the room, and includes a breakfast bar for more casual dining. This flows through to a spacious dining room for more formal dining, with doors leading out to the garden from both areas, ensuring they benefit from the lovely views outside. There is a useful utility room which provides additional storage and houses the white goods. A study/home office and a cloakroom complete the ground floor.

To the first floor there are four bedrooms, three with modern en suite facilities, plus a family bathroom. The impressive principal bedroom suite has a private balcony which enjoys vistas over the gardens, as well as a contemporary beautifully styled bathroom and dressing room. To the second floor are two further double bedrooms.







Gardens & Grounds

The gardens and grounds are a true highlight. Set in just under one acre, they offer a high degree of privacy on all sides. Ideal for families with a large level expanse of lawn, mature trees, shrubs and flowerbeds to create a safe and secluded garden to enjoy the nicer weather, and an ideal spot for entertaining family and friends.

There is a large open fronted barn, alongside two stables, an open plan office, games room and additional outbuildings ideal for storage or offering scope for a multitude of uses depending on your individual requirements.

Parking is well catered for with space to park at least six cars on the private driveway.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

The Old Vicarage

Approximate Gross Internal Area
 385.4 sq m / 4,149 sq ft
 Workshop Building = 54 sq m / 586 sq ft
 Games Room / Store = 73 sq m / 788 sq ft
 Barn / Stables = 87 sq m / 931 sq ft
 Total = 599.4 sq m / 6,454 sq ft



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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