



Old Oaks, Little Horwood, Milton Keynes, Buckinghamshire

---

A charming Grade II listed property with expansive gardens extending to scenic fields.

---

### Summary of accommodation

**Ground Floor** Sitting room | Snug | Dining room | Kitchen/breakfast room | Utility | WC

**First Floor** Principal bedroom with ensuite | Two further bedrooms | Family bathroom | WC

**Second floor** Two further bedrooms

**Outside** Garage | Carport | Log store | Shed

### Distances

Winslow 2.9 miles, Buckingham 7.8 miles, Stony Stratford 7.6 miles

Central Milton Keynes 9 miles (All distances and times are approximate).





## Description

The house benefits from many period features, including beautiful beams, exposed timbers, open fireplaces, and original wooden doors. With five spacious bedrooms and three inviting reception rooms, there is ample space for both family living and entertaining. The property also features a driveway accommodating multiple cars and a double garage, which has the potential for conversion into an annexe, subject to the necessary consents.

## Location

Little Horwood is a village in Buckinghamshire located between Buckingham and Milton Keynes. The village has a public house, and a village hall, that was once the primary school.

Schooling in the area is excellent, with catchment to area for the highly sought-after Royal Latin Grammar School in Buckingham, Akeley Wood, Swanbourne, Thorton College (Girls), and Stowe. Early years education can be found in Great Horwood, which also benefits from two pubs and playing fields.

The market town of Winslow is located approximately 2.9 miles away and has a secondary school and a range of shops. More comprehensive facilities can be found in Milton Keynes (9 miles), including a mainline service to London Euston, taking around 33 minutes.





### Property information

Local authority: Aylesbury Vale

Council Tax Band: G

EPC: Exempt (Grade II listed)

### Viewings

By appointment through sole selling agent Knight Frank.



**Approximate Gross Internal Floor Area**

Ground floor = 131 sq m / 1,411 sq ft

First floor = 100 sq m / 1,078 sq ft

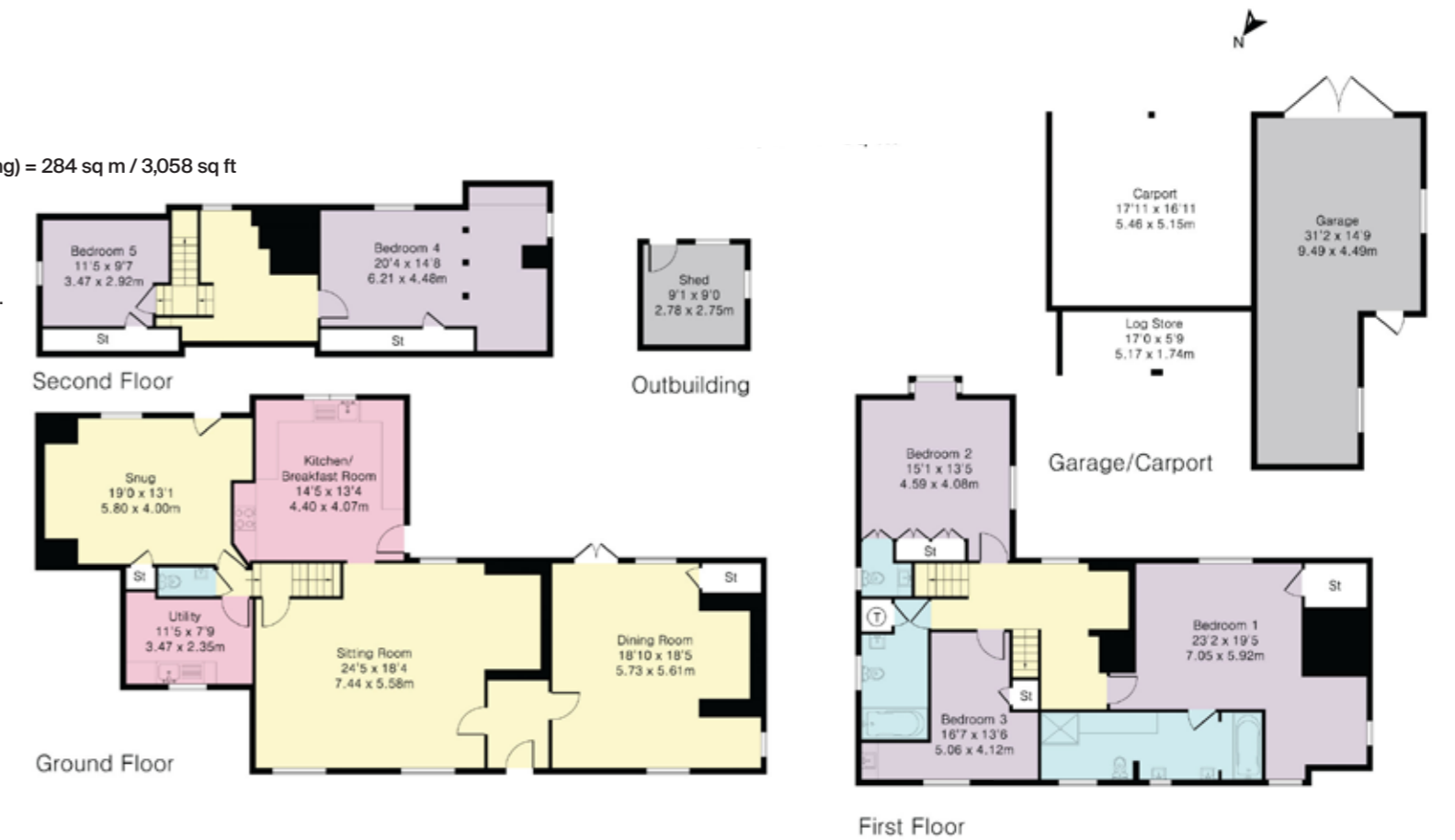
Second floor = 53 sq m / 569 sq ft

Garage = 35 sq m / 381 sq ft

Outbuilding = 8 sq m / 82 sq ft

Total area (excluding garage/outbuilding) = 284 sq m / 3,058 sq ft

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.



**Knight Frank Oxford**

274 Banbury Road

Summertown

Oxford

OX2 7DY

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Ellie Fieldwick

01865 264850

[ellie.fieldwick@knightfrank.com](mailto:ellie.fieldwick@knightfrank.com)

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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated July 2024. Photographs and videos dated July 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



