



30 Horn Street
Winslow | Buckingham | Buckinghamshire | MK18 3AW

FINE & COUNTRY

30 HORN STREET

A handsome Grade II listed period house quietly tucked away within this very well-served and popular market town. The end of terrace property offers 2 front reception rooms plus a smart extended garden room, kitchen/breakfast room WC, utility room. There are 3 double bedrooms and a bathroom on the 1st floor, with 2 bright attic bedrooms on the 2nd floor. Benefits from gas central heating, private side and rear courtyard gardens, on road parking, no chain.



GROUND FLOOR

This fine family home is entered through a wide timber door into an entrance lobby leading to both reception rooms. Exposed floor boards, RCD consumer unit, electricity meter. The main sitting room has an Inglenook fireplace with two arched display niches and an oak beam above. There is a wood burning stove sat on a herringbone brick hearth. TV point, ceiling beams, track lighting, front sash window. The charming dining room also has an operational open fireplace with a brick surround and hearth. Recessed shelving, discreet drinks cabinet, ceiling beam. Two display alcoves, double doors to the garden room, front sash window. The inner rear hall has high level shelving, ceiling beams, original storage cupboards, coat and hat pegs, door through to the kitchen.

The spacious kitchen/breakfast room sits within the large two-storey rear extension. This private room offers a good range of light oak cupboards at base and eye-level, plus spice racks. Integrated dishwasher, fridge/freezer unit, work surface areas with a Franke inset sink. A Zanussi electric fan-assisted double oven and grill, 4-ring electric hob. Down lighters, stairs to the upper floors, space for a table and chairs, two double-glazed rear windows. The connected utility area has tall fitted cupboards, (one housing the gas meter). Plumbing facilities, venting for a tumble dryer, work surfaces, ceramic wall tiles, rear window. The ground floor is completed by a stunning garden room added in 2011. It has under floor heating, tiled floor, down lighters and wall light points, thermostat, door to the rear garden.

Natural light floods down through the roof lantern, aided by full height windows and double doors to the side cottage garden. It incorporates a cloakroom with low-level WC, wash-hand basin, extractor fan, down lighters, double-glazed rear window.





Seller Insight

“ We moved here from a village, wanting to be nearer to transport links for our older children to get to school,” say the current owners of this 5 bedroom Buckinghamshire home. “We were also looking for a period house, not a new build, big enough for our family of five (then aged 3-17 years). Upon visiting 30 Horn Street, our first impressions were of a comfortable house, visually attractive with Georgian Architecture, in a nice area. That was more than 30 years ago, and it has served us and our family well in the decades since.”

“Further, we have a large group of family and friends and have hosted many get-togethers, Sunday lunches and birthday parties here,” the owners continue. “The house is very accommodating to visitors and the space can be used in a variety of ways to make space for overnight and day visitors alike.”

This is a home which flourishes throughout the seasons. “Our favourite room in winter is the smaller sitting room,” the owners say, “where we often sit in front of the log stove, eating supper from our laps while watching TV or reading. In summer we love the garden living room, which is light, sunny and has easy access to the outside. I also love all the quirky corners in the house, and the view of the church tower over the flower bed.”

Indeed, the garden is an appealing feature of the property. “I like gardening and the small courtyard garden is easy to look after and fill with colour,” the owner says. “There is space to sit and have coffee just outside the big doors from the garden room, and a larger space to eat with family on the higher level. We also have an allotment on the edge of the town, where we grow vegetables. The allotment field dates from 15th century and any Winslow resident can apply for one.”

The local area has much to offer in terms of amenities and social life, too. “Winslow is a great community for all ages,” the owners say. “It is big enough to have baby and toddler groups, nursery, primary and secondary schools, a health centre and two dentists, and a variety of shops all within walking distance; but small enough to still be a community where you can get to know people and join in local events like the Bonfire and the Annual Winslow Show. There are also football, cricket and rugby teams, and the Winslow Wheelers is an active cycling group which organises rides at the weekend.” *

* 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.













FIRST FLOOR

The landing has an original under stairs storage cupboard, (ideal for demijohns or wine storage). Ceiling beams, smoke alarm, thermostat, side window. Original pine door and stairs lead up to the second floor. The main bedroom is a bright and spacious room with TV point, ceiling beam, single wardrobe, front window. The second bedroom also has a single wardrobe and a ceiling beam, front window. The third bedroom has a double-glazed rear sash window. The re-fitted family bathroom is a really impressive room with a walk-in fully tiled shower enclosure with a power shower and a fixed glass screen. A comfortable panelled bath with mixer tap, low-level WC, oval shaped wash hand basin with storage beneath. Tiled floor, ladder radiator, down lighters, extractor fan. Storage cupboard housing the Worcester gas-fired combination boiler, double-glazed rear sash window.

SECOND FLOOR

The skilfully crafted staircase rises steeply to the top of the house, making these perfect children's bedrooms. There are exposed purlins, open display shelving and vertical wall timbers. A really attractive bedroom with exposed beams, 5-amp table lamp socket, under-eaves storage and fitted wardrobes. A hardwood double-glazed dormer window just allows some fine views over neighbouring rooftops to the open fields beyond the town. The 5th bedroom could provide a lounge or study to support the adjacent bedroom for a child. Exposed beams, under-eaves storage, double-glazed dormer front window with probably the best views from the house.













OUTSIDE

Side & Rear Gardens

The outside space has evolved over time to provide privacy and seating outside with limited maintenance. Behind the house is a courtyard and terrace garden enclosed by a combination of period and more modern brick walling. For its central location, the gardens do offer a fair degree of privacy. The rear garden is 17.8m wide with an average depth of 6.8m approximately. The patio is spilt level with a colourful flower border retained by sleepers, bespoke garden shed and a wood store. To the side of the house is a deep well-stocked raised flower border full of annuals, shrubs and a small fishpond providing a perfect 'cottage garden' backdrop. This section has room for seating and is fully enclosed by 2m walling clad in pink Montana clematis with a front pedestrian gate.

Parking Arrangements

Parking is available directly in front of the house on a 'first come - first served' basis. There are other options available within a very short walk of the house on busier occasions.

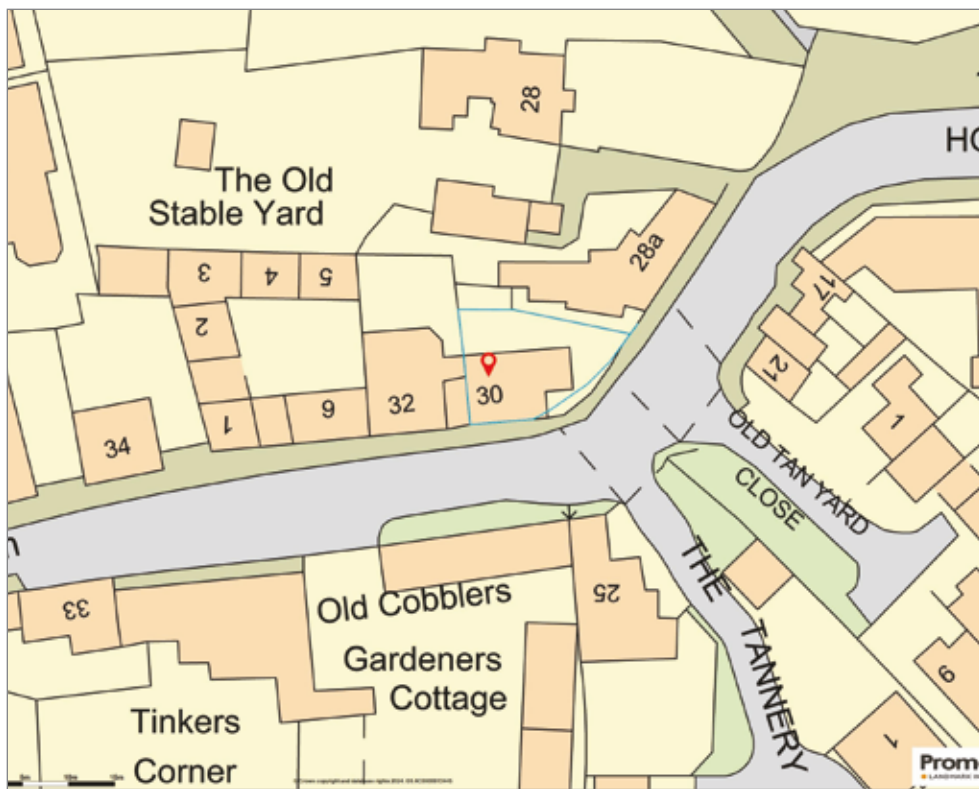




LOCATION

Winslow is a very attractive and historic market town first mentioned in 792 when King Offa granted the area to St. Albans Abbey. It is situated just 6 miles from Buckingham and 7 miles from Bletchley, Milton Keynes, the A413 connects to Aylesbury. Both Horn Street and the High Street retain the original layout of the 13th century, with many beautiful half-timbered buildings still evident from the 16th and 17th centuries. A bustling market has been held in the market square since 1235. The 13th century parish church of St. Laurence has attracted many famous visitors over the years including the Queen Mother. The current town has a charming mixture of restaurants, public houses, shops and an antique centre. Each August bank Holiday Monday the Winslow Show attracts many thousands of visitors to its horse show, dog show and other traditional activities. The Winslow Hall Opera performs in the grounds of Winslow Hall and The Wadden Chase fox hunt meets in Winslow Market Square every Boxing Day attracting close to 1,000 visitors. There is an excellent choice of both state and independent schooling in Winslow, the Buckingham school (secondary modern, the Royal Latin Grammar school and the world renowned Stowe school. The new East-West Rail station should be complete in 2025 connecting to Oxford, Cambridge Milton Keynes Central and London. It's a wonderful location betwixt The Chilterns and The Cotswolds, both Silverstone & Stratford are a short drive away.





Local Authority

Buckinghamshire Council.
 Telephone (0300) 131 6000.
 Council Tax Band 'G'.
 Current Payable £3,724.41p (April 2023 to March 2024).

Services

Mains electricity, water, drainage, BT, gas-fired central heating to radiators (plus wet under floor in the garden room).

Broadband & Mobile Phone Coverage

Ultrafast broadband speed is available in the area with predicted highest available download speeds of 1,000Mbps, and highest available upload speeds of 1,000Mbps. Current to the house now is 49.1Mbps upload and 9.17Mbps download. There is 4G mobile signal in the area (02, Three, Vodafone, Asda, EE), we advise you to check with your mobile phone provider.

Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	By appointment only

Viewing Arrangements

Through the vendors sole agents Fine & Country on either (01295) 239665 or (07761) 439927.

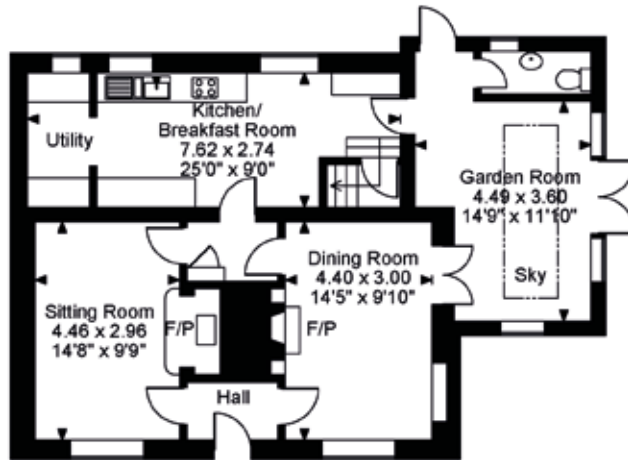
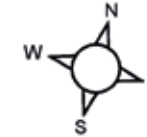
Directions

If you enter Winslow from Buckingham on the main A413, stay on the main High Street passing the new East-West mainline train station on your right which is nearing completion. Go directly over the roundabout passing the petrol station again on your right hand side. As you approach the T-junction, swing right in to Horn Street and the property can then be easily found within the Conservation Area on your right with a Fine & Country for sale board outside.

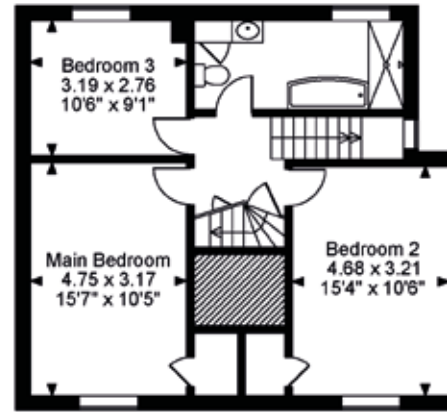
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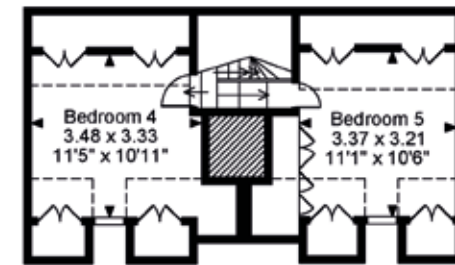
Horn Street, Winslow, Buckingham
Approximate Gross Internal Area
1708 Sq Ft/159 Sq M



Ground Floor



First Floor



Second Floor

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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CHRISTOPHER E MOBBS FNAEA CPEA
PARTNER AGENT

Fine & Country Banbury
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Chris was born and educated in Banbury and has been a senior and key member of Fine & Country since he joined in January 2003. He is a long standing and active fellow of the National Association of Estate Agents and joined the industry in May 1986. Chris is a consummate professional accepting only the highest standards of marketing, integrity and customer care. He also holds the CPEA qualification gained in 1993 after 2 years studying property law, sales & marketing and building construction. Chris has lived in Hanwell for over 33 years with Elizabeth, (his wife of 38 years), so is without doubt a local property expert!

YOU CAN FOLLOW CHRIS ON



"Outstanding. Chris could not have made the experience of buying a house any better.

The communication throughout the whole process was incredible. Chris offered advice when ever it was needed, made himself available at all times of the day (often very late at night - sorry Chris!) and followed up on questions with lightening speed. We were nervous buyers due to our circumstances of returning to the UK recently and needing a home quickly. Chris kept us informed and even reached out simply to let us know if there wasn't an update. This made a huge difference and kept us confident and reassured.

Chris' genuine care made us feel part of the local community before we even arrived. And our children look forward to seeing him like a family friend. We sincerely feel very very fortunate that Chris happened to be the agent for our house purchase. Thank you Chris!"

"Chris Mobbs is an exceptional agent we would recommend to anyone. He was so helpful from the very first interaction, listened to us and helped the process go through as smooth as possible. Chris made a normally stressful process fun, due to him working so hard and having the answers before we had to ask. Cant recommend him highly enough."



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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