



The Manor Stables  
Main Street | Adstock | Buckinghamshire | MK18 2HT

# THE MANOR STABLES

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An outstanding residence, that was formerly the original stables to Adstock Manor, in sought after village location which has been lovingly cared for and improved by the current sellers.







Situated within The Royal Latin catchment area, this outstanding home is available with NO UPWARD CHAIN and comprises entrance hall, cloakroom/WC, wonderful open plan kitchen with dining area, utility room, formal dining room, excellent sitting room, study, outstanding oak framed orangery, four bedrooms, two with en-suites and family shower room.

The gardens are beautifully presented and this stunning home also benefits from a double garage and parking for five cars.

### Ground Floor

Upon entering, the welcoming hall has a stone tiled flooring, a useful cloaks cupboard, a further storage cupboard and access to the rear hall.

The rear hall has stairs rising to the first floor, an array of character features to include full height oak framed windows and feature brickwork, access to the cloakroom/WC, and French doors which open out to the superb courtyard, featuring the original stable doors.

The wonderful open plan kitchen has ample granite work tops and marble tiling, integrated dishwasher, fridge, freezer and Rangemaster oven, multiple base and eye level units, breakfast bar, space for a table to seat ten guests, and access to the utility room.

The utility room has space for a washer-dryer and a door to the side.

The formal dining room has oak flooring, space for a table to seat ten guests and a window to the rear.

Another excellent reception room is the spacious and square lounge which has oak flooring, a wood burning stove which sits in a large inglenook fireplace, a window to the side elevation and access to a good sized study which is ideal for anybody who wants to work from home.

One of the main selling features of The Manor Stables is without doubt the outstanding oak framed orangery which is simply stunning.

There are many beams, a roof lantern and French doors which open out to the courtyard.

At the end of the rear hall is a superb guest bedroom suite which the current sellers use as the main bedroom.

The suite benefits from a walk in dressing room, windows to two elevations, and access to the en-suite bathroom with marble floor and walls.























# Seller Insight

“Tucked away in the serene and idyllic village of Adstock, this unique residence offers a rare combination of charm, modern comforts, and historical character. Originally the stable block for Adstock Manor, the home has been thoughtfully transformed to harmonize original architectural elements with contemporary living, making it a rare find for those seeking both style and substance. Encircled by lush gardens and set back from the main road, this property offers complete privacy, enhanced by mature trees that provide a tranquil sanctuary for family life.

The home is designed for a dynamic lifestyle, with four versatile living spaces that cater to every season and moment. The heart of the home is the spacious kitchen-breakfast room, where family meals are enjoyed. Adjacent is the elegant dining room, perfectly suited for gatherings of all sizes, whether hosting holiday feasts or intimate dinner parties. The lounge offers a warm and inviting space in cooler months, with a cosy inglenook fireplace and log burner that add ambiance to any evening. For the ultimate in relaxation, the recently added oak-framed orangery is a favourite of the current owners, offering a bright, airy connection to the garden and an enchanting view of blue skies through the roof lantern above.

Light fills this home from morning until evening, thanks to a layout that naturally welcomes the sun's path throughout the day. From a quiet coffee in the courtyard as the day begins to an evening meal in the garden, you can enjoy sunlight, shade, and the beauty of outdoor living in any season. This home's fully enclosed garden is thoughtfully zoned, with distinct spaces for each time of day—ideal for both solitary moments and family play. A versatile sanctuary, the garden surrounds the house and creates a safe haven for children, pets, and relaxation alike.

The original stable doors, high ceilings and the exposed internal brickwork nod to the home's historic roots, while adding a visually captivating charm. The owners' careful attention to detail has modernized the home without compromising its unique character. From upgraded bathrooms and kitchen to the orangery addition in 2018, each renovation has enhanced both form and function, creating a home that is as comfortable as it is beautiful. The house's design, with its semi-open plan yet clearly defined rooms, has been perfect for large family gatherings over the years, from Christmas celebrations to engagement parties.

Beyond the comfort of home, Adstock offers a strong community feel, with neighbours who have resided here for decades and a rich tapestry of local events, clubs, and the beloved Old Thatched Inn. For outdoor enthusiasts, the location offers quick access to countryside walks, National Trust sites, and even Silverstone Circuit for motor racing fans. For families, the area provides proximity to top-rated schools, both private and public, and easy access to essential services in nearby Buckingham and Winslow.

As the owners prepare to part with this beloved home after 25 years, they reflect on what they'll miss most: the picturesque beauty of Adstock, the endless countryside walks, and the joy of watching each new season unfold right on their doorstep. From the sight of lambs in spring to the warmth of gathering by the fire in winter, this home has been the setting for a lifetime of cherished memories—ones they hope the future owners will be equally lucky to experience.\*

\* 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

To the first floor, the feature bedroom has a built in wardrobe, windows to two elevations and access to a lovely en-suite with travertine tiles, which benefits from both a bath and a shower.

There are two further double bedrooms, both with built in wardrobes, and one having a window to the front, and one with a window to the rear, with both bedrooms being serviced by the family shower room.

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### Outside

The gardens are beautifully presented and offer a good degree of privacy.

All set back behind double gates, there is a large timber storage shed, a good sized lawn with mature trees and immaculate borders, an additional side garden and a superb further garden area to the rear.

A large courtyard sits between the two separate wings of the house with French doors joining it from each side, making it the perfect place for anybody wanting to entertain both inside and out.

The Manor Stables also benefits from a double garage and off-road parking for five cars.

A stunning country home which must be viewed to be appreciated.



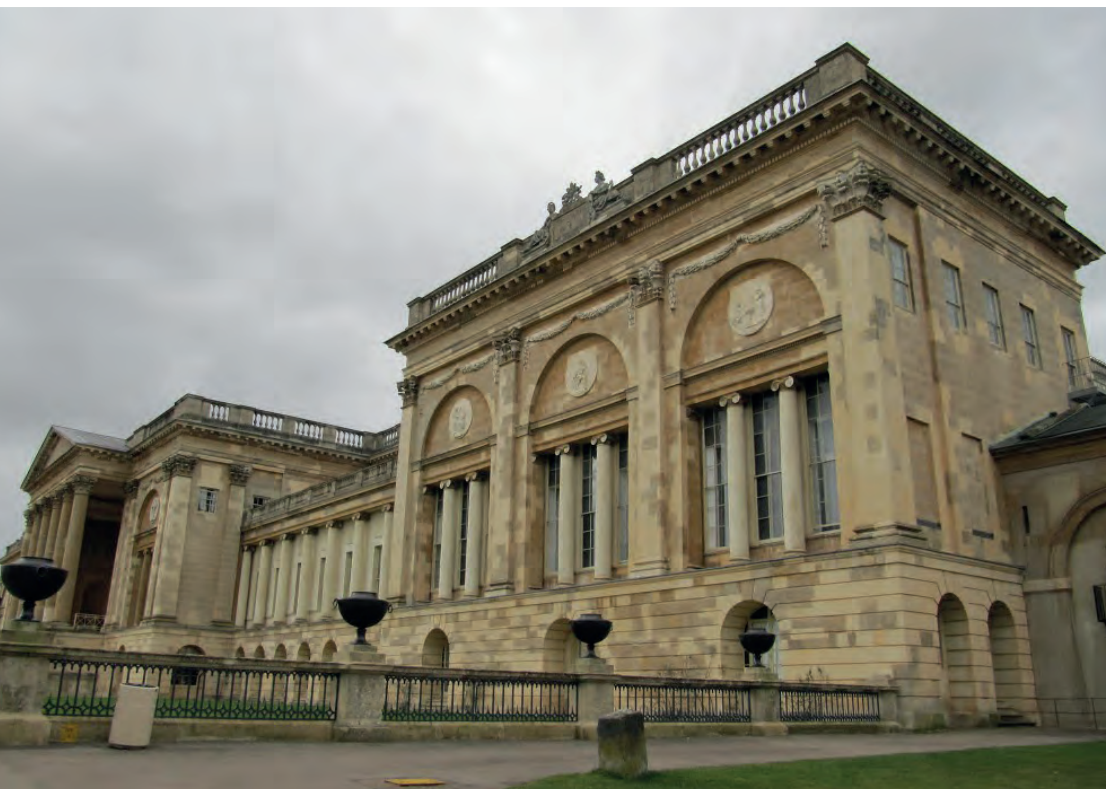




# LOCATION

Adstock is a pretty village, situated around four miles South of Buckingham. It is conveniently located for both the M40 and M1, and is 25 minutes from Milton Keynes train station which provides a commute to Euston in just over half an hour.









### Services

Utilities - Mains water and sewerage, gas fired central heating, electricity supply.  
Mobile Phone Coverage -  
5G mobile signal is available in the area but we advise you to check with your provider  
Broadband Availability -  
Ultrafast broadband is available with a download of 1600 mbps and an upload speed of 115 mbps.

**Special Note** There is an old restrictive covenant on the land however the details of this are no longer available, so the current owners have an assignable indemnity insurance policy. There is a right of access for maintenance to the neighbouring properties included in the title. Please speak to the agent for further details.

**Planning permission** There is an existing planning application at Adstock Manor but the Vendors have advised that this does not affect them due to the distance between The Manor Stables and Adstock Manor.

### Tenure

Freehold

### Local Authority

Aylesbury Vale

### Council Tax Band: G

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07736 937633

### Website

For more information visit F&C Microsite Address - <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

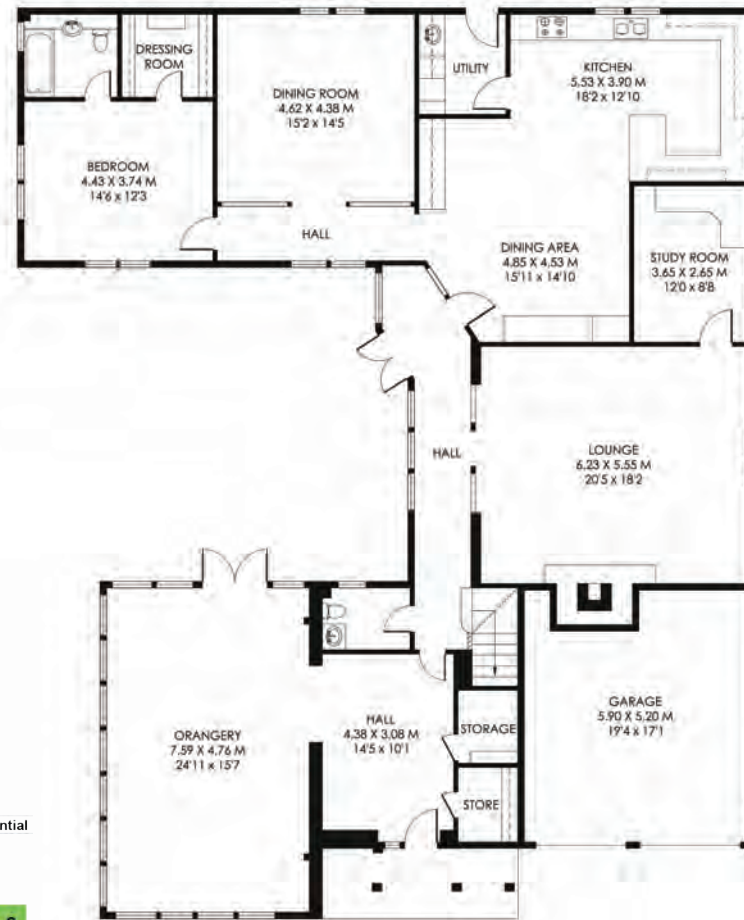
### Opening Hours

Monday to Friday	9am – 6pm
Saturday	9am – 5pm
Sunday	By appointment only

*Offers over* £1,100,000



# THE MANOR STABLES ADSTOCK, MK18 2HT



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

APPROXIMATE GROSS INTERNAL FLOOR AREA	
MAIN HOUSE :	3050 SQ FT
GARAGE :	309 SQ FT
STORAGE/STORE :	99 SQ FT
TOTAL AREA :	3458 SQ FT









## TERRY ROBINSON PARTNER AGENT

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Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



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*“Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”*



## 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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