



High Street, Whaddon, MK17 0NA

20 High Street  
Whaddon  
Whaddon  
Buckinghamshire  
MK17 0NA

## Offers Over £1,200,000

Set on the outskirts of this sought after village, this stunning property is a classic Georgian Grade II Listed residence which enjoys a well appointed position with panoramic views to the front.

Built around 1750, this property was associated with Bletchley Park during World War II.

The house, today, is a substantial family home, occupying a plot of 0.75 of an acre with bright and spacious accommodation set over two floors. The accommodation benefits from various extensions and comprises entrance lobby, cloakroom, entrance/dining hall, bay-fronted sitting room, study, kitchen/breakfast/family room, utility room and a fabulous orangery which completes the ground floor. The first floor offers five bedrooms, with an en-suite bathroom to the principal bedroom, plus further en-suite's to bedrooms two & three. Bedrooms four & five are served by the family bathroom. To the exterior, the large multi car driveway is accessed via double electric gates, which extends to the detached double garage. The front garden is laid to lawn and offers pleasant views over the open countryside. The mature rear garden offers a high level of privacy, is laid to lawn with mature and well stocked, planted borders.





#### Ground Floor

The property is entered via a wooden and glazed front door leading to porch.

The spectacular entrance hall/dining hall has an open feature fireplace, light oak parquet wooden flooring, and windows to rear overlooking the beautiful rear garden. Door to utility room.

The utility room has an oil central heating boiler, which is less than a year old, plumbing for washing machine and tumble dryer, window to side.

The kitchen/breakfast/family room is bright and airy with a window to front. Tiled flooring with part underfloor heating. Double doors to Orangery. The kitchen is fitted in a range of American Oak "Underwood" custom made floor and base level units which featured in 25 Beautiful Kitchens magazines. There is a built-in dishwasher, fridge and freezer, and space for a Range Oven. Double butler sink and black granite worksurfaces. Large centre Island. Open-plan to family room from the kitchen/ breakfast room. Two windows to side. Double sided wood burning stove which is fan powered to heat both the family room and the orangery.

The orangery is of brick and glazed construction with patio doors to the front and rear gardens. Double sided wood burning stove which is fan powered to heat both the family room and the orangery. Tiled Flooring with underfloor heating. Spectacular views across open countryside.

The sitting room has a bay Window to front. Open fire place. Exposed Floor boards.

#### Study

The study has a window to rear.

#### Cloakroom

The cloakroom has a suite comprising w.c. and wash hand basin. Window to rear

#### First Floor Landing

Landing  
The landing has a cupboard housing an emersion and also provides storage. Doors to all rooms.

The master bedroom has windows to the rear and side. Two built-in walk-in wardrobes. Exposed wooden floors. Original feature fireplace. Door to the en-suite comprising w.c., wash hand basin and a roll-top bath with period style taps over. Exposed wooden floor and a window to the side.

The guest room (bedroom two) has a bay window to front with spectacular views across Buckinghamshire. Built-in wardrobe space. Exposed wooden flooring. Original feature fireplace. Door to the en-suite comprising w.c., wash hand basin, and a shower cubicle. Exposed wooden floor.

Bedroom three has a window to the rear. An original feature fireplace and exposed wooden Flooring. Door to the en-suite comprising w.c., wash hand basin and a shower cubicle. Exposed wooden flooring.

Bedroom four has an original feature fireplace and windows to front and rear.

Bedroom five has a window to side with views across Buckinghamshire.

The family bathroom has a suite comprising w.c., wash hand basin and a roll-top bath.

#### Gardens

The front garden is accessed via remotely controlled electric double wooden gates which open onto a large gravel driveway offering off-road parking for a number of vehicles. An area of lawn boasts views over open countryside. Feature pond. Brick-built storage shed.

The large rear garden has a paved terrace area with steps up to an area of lawn with mature shrubs and planted borders. A vegetable area to the rear comprises three purpose-built raised beds and mature fruit bushes.

#### Garage

Large double garage with up and over doors. Power and lighting, including an EV charging point.

#### Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Buckinghamshire Council (Aylesbury Vale) and the council tax band is Band G.

The heating is oil fired to radiators and the boiler is located in the utility room.

#### Location - Whaddon

Whaddon is a small attractive village, facilities include St Mary's Church which originally dates from the 12th Century and a Church of England Primary school (rated Outstanding by Ofsted ). In addition, the village falls within the catchment area for the Royal Latin Grammar School in Buckingham. Independent schools nearby include Stowe, Swanbourne, Akeley Wood and Thornton College. The Lowndes Arms is a 17th Century Public House which lies in the centre of the village.

The village is ideally situated to take advantage of the road and rail network with Central Milton Keynes less than 5 miles away with the fast trains to London Euston taking from 32 minutes. The A421 gives excellent road access to the Motorway network with the M1 approximately 10 miles away and the M40 approximately 20 miles away.

#### Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

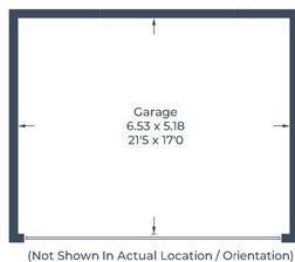
#### Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.





Approximate Gross Internal Area  
 Ground Floor = 181.0 sq m / 1,948 sq ft  
 First Floor = 130.0 sq m / 1,399 sq ft  
 Garage = 34.1 sq m / 367 sq ft  
 Total = 345.1 sq m / 3,714 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
 © CJ Property Marketing Produced for Fine & Country



### Viewing Arrangements

By appointment only via Fine & Country.  
 We are open 7 days a week for your convenience



01908 713253



miltonkeynes@fineandcountry.com



www.fineandcountry.com



59 High Street, Stony Stratford  
 Milton Keynes MK11 1AY



| Energy Efficiency Rating                    |   | Current                    | Potential |
|---------------------------------------------|---|----------------------------|-----------|
| Very energy efficient - lower running costs |   |                            |           |
| (92 plus)                                   | A |                            | 82        |
| (81-91)                                     | B |                            |           |
| (69-80)                                     | C |                            |           |
| (55-68)                                     | D |                            |           |
| (39-54)                                     | E | 48                         |           |
| (21-38)                                     | F |                            |           |
| (1-20)                                      | G |                            |           |
| Not energy efficient - higher running costs |   |                            |           |
| England & Wales                             |   | EU Directive<br>2002/91/EC |           |