



JON-PAUL BRAMPTON POWERED BY **exp** TM UK

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# 14, Mount Tabor Stables Leighton Road, Wingrave

Guide Price £425,000

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- Grade II listed former 19th-century stable block with characterful equestrian
- Open-plan kitchen/dining/living space with French doors to private garden
- Principal bedroom with en suite; second bedroom plus family bathroom
- Access to communal grounds including orchard, woodland & countryside
- Village amenities, sought-after schools, and excellent M1 and rail links nearby
- Thoughtfully converted into a charming two-bedroom terrace home
- Original exposed beams and period brickwork throughout
- Private rear garden
- Two allocated parking spaces plus visitor parking
- Watch the video tour





Total floor area: 84.5 sq.m. (909 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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JP Brampton presents... freehold stable conversion situated in the gated grounds of a former Rothschild's built Manor House located in the charming Buckinghamshire village of Wingrave.

Energy performance certificate (EPC)									
14 Mouse Toler Stables English Road WINGRAVE MK22 4QW	<table border="1"> <tr> <td>Energy rating</td> <td>D</td> <td>Valid until</td> <td>5 May 2025</td> </tr> <tr> <td>Certificate number</td> <td colspan="3">2014-4093-1013-3091-1104</td> </tr> </table>	Energy rating	D	Valid until	5 May 2025	Certificate number	2014-4093-1013-3091-1104		
Energy rating	D	Valid until	5 May 2025						
Certificate number	2014-4093-1013-3091-1104								
Property type	Mid-terrace house								
Total floor area	80 square metres								
<b>Rules on letting this property</b>									
Properties can be let if they have an energy rating from A to E.									
<small>You can read <a href="https://www.gov.uk/guidance/landlords-requirements-to-improve-energy-efficiency-of-private-rented-properties">guidance for landlords on the regulations and exemptions</a> (<a href="https://www.gov.uk/guidance/landlords-requirements-to-improve-energy-efficiency-of-private-rented-properties">https://www.gov.uk/guidance/landlords-requirements-to-improve-energy-efficiency-of-private-rented-properties</a>)</small>									

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