



## Nearton End

, Swanbourne, MK17 0SL

FINE & COUNTRY

# Old Nearton Farm, | | Nearton End

Swanbourne MK17 0SL

Situated in Nearton End, this unique and spacious village house standing in tree lined gardens down a tranquil no through road. Planning approval is granted for a two storey extension. Further, an outbuilding with accommodation on two levels provides ancillary floorspaces which are flexible in usage.

Consideration could be given to utilising the available spaces for homeworking, a gymnasium or hobby rooms. The plot on which the property stands approaches almost half an acre and abuts open countryside. The accommodation available is generously proportioned to all areas and comprises: Sitting room, Dining room, Family room, Kitchen, Utility room, Cloakroom, Boot room, Three double bedrooms, one with En suite facilities Family bathroom, Usable outbuilding, Double carport, Gated off street parking for several vehicles, Planning permissions granted to extend.

## About the property (interior)

Old Nearton Farm has almost 3000 sq.ft of accommodation with three well proportioned reception rooms. Each room has an excellent flow of natural light. A fine focal point in the character filled lounge is the inglenook fireplace with its inset wood burning stove. A beamed ceiling offers an additional original feature to this fine room. Exposed beams are also visible in the other reception areas purposed as a dining room and family room.

The kitchen is well equipped with an excellent selection of cabinets arranged under "Quartz" work surfaces. A "Villeroy and Bosch" butler sink with a mixer tap over is encased within this quality "Quartz" work surface. A former inglenook fireplace with a distinctive bressummer beam accommodates a range oven with a glass copper effect splashback. The flooring is formed by terracotta herringbone tiling and elsewhere areas of "Amtico" and limestone. With typical farmhouse effect there is a large boot room incorporating office and storage space, utility room and cloakroom.

On the first floor there are three double bedrooms one of which has a refitted shower room en suite and another has fitted wardrobes. A four piece family bathroom comprises of a roll top bath, WC, wash basin, inset to a vanity unit and large double size shower cubicle.

## Outside

Because of the very rural nature of the property a premium advantage is the sound of absolute silence permeated only by birdsong and various forms of livestock grazing nearby. The location is the epitome of tranquillity, such peacefulness being a rare and invaluable commodity in modern times.

The gardens to the property are attractively landscaped with a screen of mature trees. A large decking area forms an excellent entertaining and dining platform, there are raised beds for growing vegetables. A very useful and significant outbuilding stands in the garden forming a double carport. Planning is available for an extension adding two further first floor bedrooms with en suites and dressing room facilities.





#### Planning permission

Planning approval exists for a rear extension which could create an open plan living area and sitting room utilising bi-folding doors to allow enjoyable aspects of the garden. This could also provide a snug, library and a potential 5th bedroom. Another bedroom will be created on the first floor also adding two en suites and a dressing room.

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Approximate Gross Internal Area  
 Ground Floor = 106.5 sq m / 1,146 sq ft  
 First Floor = 77.9 sq m / 838 sq ft  
 Outbuilding - Ground Floor = 75.4 sq m / 811 sq ft  
 Outbuilding - First Floor = 35.2 sq m / 379 sq ft  
 Total = 295.0 sq m / 3,174 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC		EU Directive 2002/91/EC		



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