



# Home Farm Weston Road

Olney MK46 5BD

FINE & COUNTRY

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Home Farm is a Grade II listed six bedroom stone property in walking distance of local amenities in Olney. Tucked away down a quiet lane a pair of remote controlled gates open on to this impressive former farmhouse with over 3,200 sq.ft. of accommodation, garage and parking for numerous vehicles.

This centrally located Wisteria clad property provides generous living and entertaining spaces and unusually for a town centre property can provide parking for numerous vehicles in addition to having a larger than average garage. The accommodation comprises: Entrance hall, Cloakroom, Family room, Drawing room, Study, Kitchen/breakfast room, Utility room. On the first floor there is a Master bedroom with ensuite bathroom, three additional double bedrooms one of which also has an ensuite shower room and family bathroom. The second floor has two bedrooms each with a shower facility. The garden is fully enclosed and very sheltered with an attractive summer house.

## About this property

Situated in the heart of town, Home Farm is a distinctive property with high ceilings and large windows which contribute to the light and airy feel inside the property. This character property successfully combines many period features with modern day comforts. The entrance hall leads to a fine sitting room with a majestic inglenook fireplace housing a "Contura" wood burning stove. On the opposite side of the hallway is a generously proportioned drawing room accessed through a period part glazed door with leaded light windows. Again this room has an open fireplace with attractive cabinets to the alcoves on either side and French doors onto the garden. An inner lobby leads to a cloakroom and a study which has a fireplace with wood burner and shelved alcoves either side. The lobby continues to a fabulous recently installed timber framed kitchen with a large dining area and new "Amtico" parquet flooring. This kitchen is the favoured room in the house for family and friends to congregate and includes two self cleaning double ovens, an induction hob with an extractor over, an integrated dishwasher and fridge freezer. There are a vast array of cupboards, drawer units and a useful pull out larder cupboard. Work surfaces are "Quartz" and tiling is provided from the "Fired Earth" company. A central island unit with cabinets and drawers under its surrounding quartz work surfaces, fitted electric points and a custom made breakfast bar. The dining area can host copious amounts of guests such is the extravagance of space available. Continue to a convenient utility room where there is a door to the garden. On the first floor there is a Master bedroom with ensuite bathroom and three additional double bedrooms. One of these also has an ensuite shower room. Additionally there is a family bathroom with a roll top bath and large shower cubicle. A further staircase rises to the second floor and two further bedrooms both incorporating ensuite showers. Outside, block paving provides hard standing parking for many vehicles and access to the larger than average single garage with its boarded roof space providing an excellent additional storage facility. The garden to the rear is enclosed by stone walling and sheltered by various mature trees. It enjoys a southerly aspect and has a summer house nestled in one corner.





## Important notice to purchasers

In accordance with the estate agents act we would advise that this property is owned by a relative of a member of staff within this agency.

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 undertake 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 off, and source of, funds - full details of acceptable proof need to 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. Some items may be available subject to negotiation with the Vendor.

## Declaration

In the interests of transparency please be advised that one of the owners of this property is an employee of Fine and Country Estate Agents,, Olney office





Three Grand Essentials  
**HAPPINESS**  
SOMETHING TO DO  
**LOVE**  
SOMEONE TO LOVE  
**HOPE**

DREAMER  
**KISS**  
**LAUGH**  
**SMILE**







Approximate Gross Internal Area  
 Ground Floor = 133.9 sq m / 1,441 sq ft  
 First Floor = 128.3 sq m / 1,381 sq ft  
 Second Floor = 37.7 sq m / 406 sq ft  
 Garage = 19.9 sq m / 214 sq ft  
 Total = 319.8 sq m / 3,442 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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