



The Mill House, Mill Street, Newport Pagnell
£2,500,000



The Mill House, Mill Street

Newport Pagnell, Milton Keynes

Stunning Grade II listed 18th-century Mill House on 23.74 acres with equestrian facilities, indoor pool, orangery, five bedrooms and riverside grounds, near Newport Pagnell town centre. Council Tax band: TBD

Tenure: Freehold

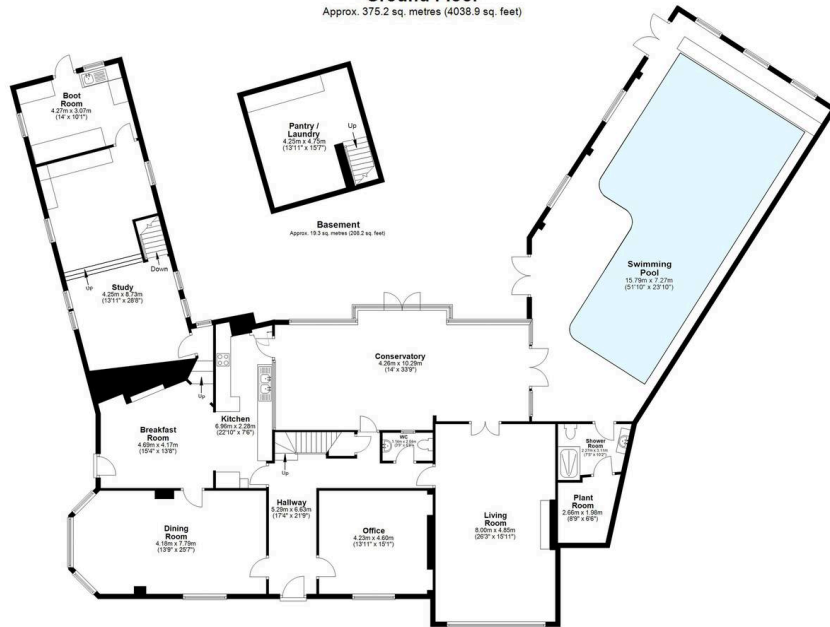
- Magnificent Grade II listed 18th-century Mill House of exceptional heritage and distinction
- One of Newport Pagnell's most prestigious private residences
- Set within approximately 23.74 acres of glorious riverside grounds
- Heated indoor swimming pool complex
- High ceilings and graceful room proportions
- One of Buckinghamshire's finest hidden gems
- Outstanding equestrian facilities including eight level post-and-rail paddocks, each with individual water supply
- Extensive stabling comprising American-style barn and additional traditional loose boxes
- Comprehensive infrastructure including horse walker, all-weather ménage, hay/machinery storage and horsebox garaging
- Fully equipped yard with wash box, tack and rug rooms, plus dedicated groom's kitchen







Ground Floor
Approx. 375.2 sq. metres (4038.9 sq. feet)



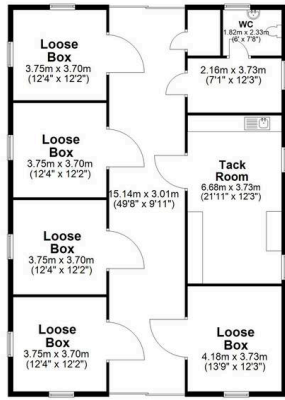
For illustration purposes only - Not To Scale
This floor plan should be used as a general outline for guidance only and does not constitute an offer or contract. Any intended purchaser or lessee should satisfy themselves by inspection, measurement, enquiries and for survey as to the correctness of such statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or for the basis of any sale or let.

First Floor
Approx. 180.0 sq. metres (1937.0 sq. feet)

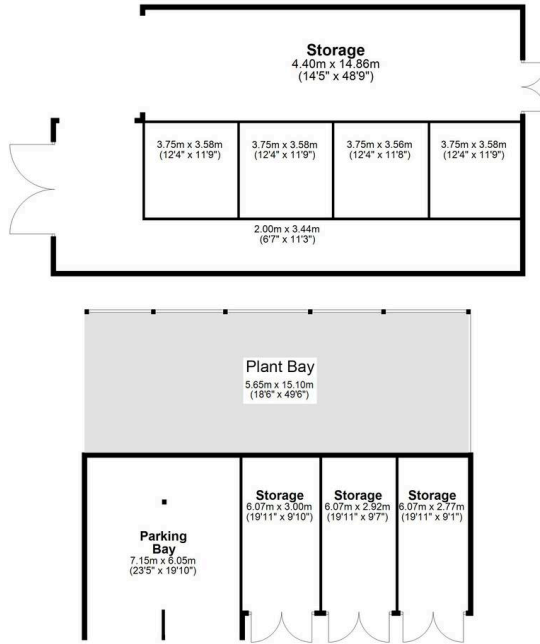


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Total area: approx. 433.4 sq. metres (4664.9 sq. feet)



Stables
Approx. 433.4 sq. metres (4664.9 sq. feet)
(including balcony)



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The floor plan should be used as a general guide for reference only and does not constitute an offer or contract.
Any property boundaries or other details should always be confirmed by the property solicitor, surveyor and/or agent at the time of purchase.
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