

Adstock Priory

Main Street | Adstock | Buckinghamshire | MK18 2JN

FINE & COUNTRY

ADSTOCK PRIORY

An outstanding Grade II Listed country home, built in 1911 with a Norfolk Reed thatched roof that was replaced in 2013, in a sought after village which has been improved and extended by the current owners to create a wonderful family home.

With decorative elements believed to date back to the 17th century, the property comprises entrance hall, cloakroom, laundry room, breakfast kitchen with snug with three further reception rooms, six bedrooms, three bathrooms, beautiful gardens with a heated tiled swimming pool, pool house, outdoor home office, summer house, garage and driveway with an electric vehicle charge point.

With so much history and many original features including leaded casement windows and exposed beams, this stunning home must be viewed.


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Please do not park
across the entrance

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Ground Floor

Upon entering, the hall has a window to the side, stairs rising to the first floor with a useful storage cupboard below, two windows to the rear and French doors which lead out to the sun terrace.

Access is provided to the boot room which leads to the cloakroom/WC.

The breakfast kitchen is the real hub of the home and has tiled flooring with underfloor heating, integrated dishwasher and microwave and space for an American fridge freezer and range style oven. The breakfast area, which has space for a table to comfortably seat 10 guests, has two sets of Bi-fold doors which allows to the garden to be the immediate focal point of the room. The underfloor heating also features in the breakfast area and snug, whilst roof lanterns provide excellent natural light.

For more formal occasions, the dining room is perfect and has panelled walls, three windows to the front elevation, two windows into the hallway which allows natural light to flood this room, an open fireplace in a feature stone surround and space for a large table to seat around twelve guests.











Seller Insight

For the past 20 years, this exceptional home has been at the heart of family life, providing the perfect setting in which to raise three children and create a lifetime of treasured memories. From the moment the owners first viewed the property, they recognised it as a truly special family home, and two decades later they still take pleasure in it every single day.

Set back from the road in the heart of the highly regarded village of Adstock, the property combines generous proportions with an effortlessly welcoming atmosphere. Thoughtfully enhanced over the years, it balances elegant entertaining with practical family living, creating a home that has evolved beautifully alongside the family's changing needs.

At its heart is a superb open-plan kitchen, dining and snug – a space that naturally brings everyone together. The owners particularly enjoy relaxing in the snug, where evenings are often spent watching television while remaining connected to the kitchen. A carefully designed extension has transformed this area, allowing the living space to flow seamlessly into the garden through expansive bi-fold doors that flood the room with natural light. Just beyond, the west-facing terrace is a wonderful suntrap, making it the perfect place to enjoy long summer evenings and spectacular sunsets.

Equally invaluable has been the spacious family room at the front of the house. Throughout the children's younger years it provided the ideal playroom, where they could spread out with toys while remaining within sight of the kitchen. As they grew into teenagers, the room naturally evolved into a relaxed retreat for watching films, playing video games and spending time with friends, demonstrating the remarkable flexibility of the home's design.

The accommodation is equally well suited to modern family life, with six generously proportioned bedrooms arranged from a central landing, allowing every member of the household their own private sanctuary. Three bathrooms have ensured busy mornings run smoothly, while treasured family photographs and artwork have filled the home with warmth and personality.

The house has always excelled at entertaining. The formal sitting room, with its handsome open fireplace, deep window seat and generous proportions, provides an elegant setting for welcoming family and friends, becoming especially magical during the festive season. Outside, the landscaped garden has created an equally memorable backdrop for countless celebrations. The swimming pool has been a particular highlight, hosting numerous children's birthday parties, teenage pool gatherings, summer barbecues and relaxed afternoons spent with family and friends.

Life beyond the property is every bit as appealing. Adstock is a thriving village with a genuine sense of community, centred around its award-winning gastro pub, village events, community orchard and newly refurbished play park. Residents enjoy an active social calendar, including Pilates and yoga classes, a choir, history club and science club, while dog owners are particularly well served by the many off-road countryside walks directly from the doorstep.

Families benefit from an excellent choice of schools, including catchment for the Royal Latin School, an excellent primary school in neighbouring Padbury and a superb selection of independent schools nearby. Despite its peaceful rural setting, the village enjoys excellent connectivity, with Milton Keynes, Aylesbury and Oxford all within easy reach for shopping, dining and cultural attractions. Fast rail services from Milton Keynes reach London Euston in around 30 minutes, making commuting or enjoying the capital refreshingly straightforward.

*When asked what advice they would offer the next owners, the answer was simple: spend time together in the kitchen and make the most of the swimming pool. It perfectly captures the spirit of this exceptional home—a place designed for family life, memorable celebrations and everyday moments that become lifelong memories.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.






RESERVED
FOR MUM





The drawing room also has an open fire in a beautiful surround and further character features include exposed beams, panelled walls and a large bay window with a window seat and two additional windows to the front.

The family room has windows to two elevations, two sets of built in cupboards and a beautiful inglenook fireplace.

There is a laundry room with ceramic sink, wooden worktops, roof mounted dryer and space for a washing machine and tumble dryer.









First Floor
To the first floor, the landing provides lovely views over the gardens and access to the bedrooms. There is also loft access with boarded storage above the family bathroom.

The feature bedroom is of an excellent size and has a feature fireplace, exposed beams and a window to the front.
Access is provided to an excellent en-suite shower room with underfloor heat pad.

The guest bedroom has a feature fireplace, window to the front and loft access with substantial boarded storage space.

Another good sized double bedroom has a feature fireplace, a built in wardrobe cupboard and a window to the front.

There are three further bedrooms, the first of which being a double in size with feature fireplaces built in wardrobe cupboards and a window to the front, another bedroom also has a window overlooking the front elevation, whilst the sixth bedroom is of a good size with two windows to the rear elevation and can accommodate twin beds.

Conveniently placed for the bedrooms is a stunning bathroom with a freestanding bath and double sink, a separate shower room and a guest cloakroom.

The showers run off separate pumps ensuring excellent water pressure.























Outside

The mature garden here is simply beautiful – Mainly laid to lawn, the garden is of an excellent size and houses many mature trees, a summerhouse, pool house and has lovely seating areas, ideal to spend time with friends and family.

Also benefiting from a double garage and a driveway which provides parking for three cars, this is a wonderful family home offering so much flexibility so an internal viewing is essential.









LOCATION

Adstock is situated just over two miles north of Winslow, around five miles from Buckingham and is conveniently located for the M40 and M1 which provide easy access to Birmingham, Oxford, Bicester and London. The train service from Milton Keynes provides a commute to London Euston in just over thirty minutes.


TOTAN

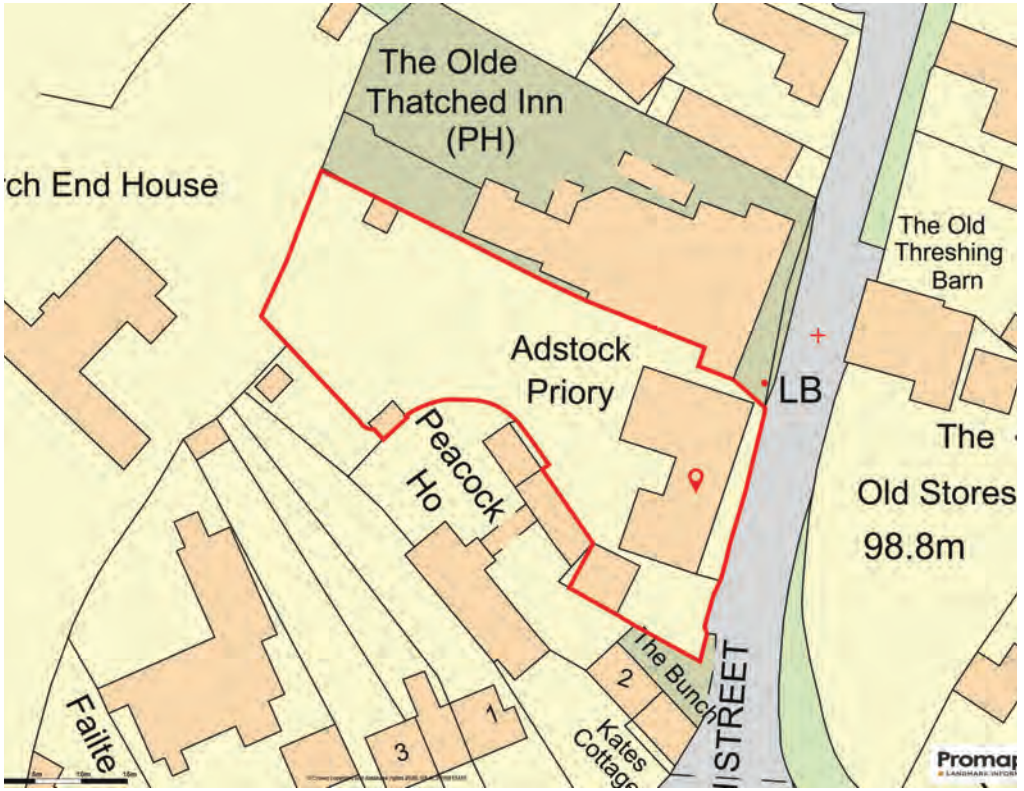



Santander
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Services, Utilities & Property Information
Tenure: Freehold
Council Tax Band: H
Local Authority: Aylesbury Vale & Buckinghamshire Council
EPC Rating: Exempt
Property Construction: Timber-framed property with thatched roof
Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains
Drainage & Sewerage: Mains
Heating: Mains Gas
Broadband: FTTH/FTTP Ultrafast broadband connection available with a download speed of 1,800mbps. We advise you to check with your provider.
Mobile Signal/Coverage: 5G mobile signal is available in the area. We advise you to check with your provider.
Parking: 2

Restrictions
The property is located within a conservation area. Please contact the Agent for further information.

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 07736 937633

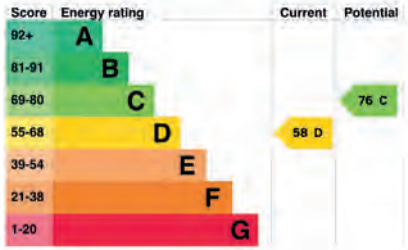
Website
For more information visit https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents

Opening Hours

Monday to Friday	9.00 am–6 pm
Saturday	9.00 am–5 pm
Sunday	By appointment only

Offers over £1,250,000

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ADSTOCK PRIORY, MAIN STREET, ADSTOCK, BUCKINGHAM



GROUND FLOOR

FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA: 3365 sq ft, 313m²
GARAGE: 289 sq ft, 27m²
OUTBUILDINGS: 174 sq ft, 16m²
TOTAL AREA: 3828 sq ft, 356m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

Property Redress

APPROVED CODE TRADINGSTANDARDS.UK

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FINE & COUNTRY



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



TERRY ROBINSON

PARTNER AGENT

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Terry has been in the estate agency industry since 2002 and has a wealth of knowledge in the property sector.

Having left the corporate world to set up his own brand in 2015, Terry built a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make all clients feel valued.

Terry has sold countless properties over the past 10 years which had previously been marketed with other agents - he puts this down to attention to detail and a hunger for success.

YOU CAN FOLLOW TERRY ON

"Having just purchased my new home through Fine & Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!"

THE FINE & COUNTRY FOUNDATION

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Visit fineandcountry.com/uk/foundation

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