



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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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.











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.

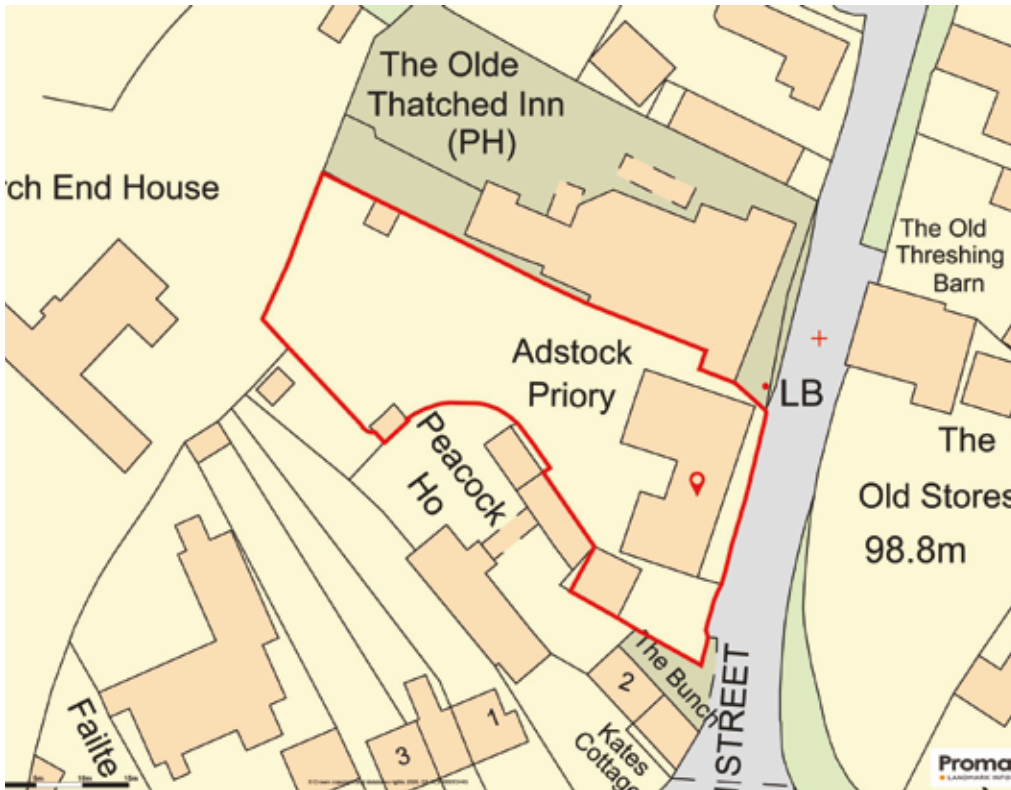




LOCATION

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.





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 £1,300,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

ADSTOCK PRIORY, MAIN STREET, ADSTOCK, BUCKINGHAM



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



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed

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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

Fine & Country Banbury & Buckingham
M: 07736 937 633
email: terry.robinson@fineandcountry.com

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



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“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

Fine & Country
Tel: +44 (0)1295 239666
banbury@fineandcountry.com
Guardian House 7 North Bar Street, Banbury, OX16 0TB

