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# Home Farm, Clifton Reynes, Olney

Offers Over £1,500,000 Freehold

5 bedroom character property for sale

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## Description

A wonderful period home enjoying a prominent position within the highly desirable Buckinghamshire village of Clifton Reynes enjoying an open aspect with views over the beautiful Buckinghamshire countryside sitting on a plot measuring over half an acre.

This Victorian farmhouse is steeped in history, with the front part of the house constructed in 1854 and the rear part dating back to 1737. Having been our clients home for the last 25 years, the house has benefitted from a new roof, and the stone barn outbuildings have been converted and are currently used for leisure. They have great potential to be a separate self-contained annexe away from the main house. The main entrance to the house is a beautiful part stained glass door that opens onto a grand reception hall that paves the way to the ground floor accommodation and the stairway to the first-floor accommodation.

To the front of the house are the dining room and formal lounge. Both rooms have working fireplaces and enjoy wonderful outlooks. The next room is a sitting room/family room, which features a brick built fireplace with a wood burner. There are French doors that open onto the side garden.

The other side of the reception hallway is a proper farmhouse Kitchen, featuring a range cooker, plenty of high and base level cupboards, and lots of work surfaces to prepare meals. There is also a great space to eat and entertain, with wooden bench seating in the breakfast area.

To the rear of the ground floor, down a few steps, is the rear hallway which provides access to the study, which has a feature fireplace too, a large utility room and a cloakroom.

The first-floor accommodation comprises five double bedrooms, with a Jack and Jill en suite to the principal bedroom, all of which are accessed via the light and bright galleried landing.

There are two stairways to the first floor at both the front and rear of the property. A separate family bathroom serves the remaining four bedrooms.



Across the courtyard is the brick-built barns, currently used as an annexe, with a double bedroom, bathroom with jacuzzi and sitting room. There is also scope to convert three of the other storage areas into useable accommodation.

The remainder of the barn is a storage area and a carport.

The garden and grounds of the home wrap around the property, offering a high degree of privacy for the owners. The garden is divided into two parts, with the west side of the home laid to lawn with a gravelled terrace and the east side a larger enclosed lawned area with a variety of fruit trees.

Clifton Reynes is a village and civil parish in the Borough of Milton Keynes, Buckinghamshire, England. It is about a mile east of Olney.

The village has a local pub and village church, and a public bridleway provides easy access by foot to Olney, which has a variety of local shops, a health centre and restaurants, and schooling.

The village offers excellent transportation links with access to Milton Keynes via the A422, the M1 motorway, and Bedford is nearby, too, with its renowned Harpur Trust Schools. Mainline trains are available from Central Milton Keynes Station direct into Euston within 50 minutes.

#### RIGHT OF WAY

The property benefits from a vehicular right of way over the first section of the drive paying a proportion of the maintenance cost.

### **Tenure**

Freehold

# Home Farm, Clifton Reynes, Olney, MK46

Approximate Area = 3322 sq ft / 308.6 sq m

Outbuilding = 1430 sq ft / 132.8 sq m

Total = 4752 sq ft / 441.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © rics.com 2021. Produced for James Kendall Estate Agents REF



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