





**Guide Price**  
**£1,550,000**

Situated with the Chiltern Hills yet still offering easy access to all amenities including mainline train stations this beautifully presented five bedroom detached former mill dating back to circa 1900 offers spacious accommodation of over 4700 sq ft including three reception rooms, re fitted kitchen/breakfast room, study, three en suites and a family bathroom. The property stands on a plot of approximately a quarter of an acre including an enclosed rear garden, garage and large workshop and driveway parking for numerous vehicles.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Radiator, opening to dining room, stairs rising to first floor, under stairs storage cupboard.

## DINING ROOM

Double glazed double doors to rear, double glazed window to rear aspect. Two radiators, steps up to:

## INNER HALL

Double glazed window to side aspect. Doors to study, WC and family/games room, radiator, open to dining room.

## GUEST BEDROOM (Ground Floor)

Double glazed window to side aspect. Radiator, door to en-suite.

## EN-SUITE

Double glazed window to side aspect. Walk-in shower, low level WC, wash hand basin, heated towel rail.

## CLOAKROOM

Double glazed window to side aspect. Low level WC, wash hand basin, storage cupboard housing floor standing oil fired boiler.

## STUDY

Double glazed window to side aspect. Radiator.

## SITTING ROOM

Double glazed window to side aspect, double glazed double doors to garden. Feature fireplace with brick surround and wood burning stove, three radiators, exposed beams.

## KITCHEN/BREAKFAST ROOM

Two double glazed windows to rear aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, single drainer sink with mixer tap, space for range cooker with extractor fan over, plumbing for dishwasher, quarry tiled floor, space for fridge freezer, doors to utility and lobby.

## UTILITY

Double glazed window to front aspect. Wall-mounted and floor standing units with work surface over, sink with mixer tap, plumbing for washing machine, space for tumble dryer, radiator.

## LOBBY

Double glazed door to rear. Radiator, quarry tiled floor, door to WC.

## WC

Double glazed window to rear aspect. Low level WC, wash hand basin, radiator.

## FAMILY ROOM

Double glazed door and window to rear, two double glazed windows to front aspect. Three radiators, wood burning stove, door to additional garage/store room.

## LANDING (First Floor)

Double glazed window to front aspect. Three radiators, airing cupboard housing water cylinder.

## BEDROOM ONE

Two double glazed windows to rear aspect, double glazed window to side aspect. Three radiators, two walk-in wardrobes, opening to dressing area.

## DRESSING AREA

Two double glazed windows to rear aspect. Two radiators, door to en-suite.

## EN-SUITE

Double glazed Velux window to front aspect. Low level WC, bidet, inset bath with mixer tap, twin wash hand basins, walk-in shower, radiator.

## BEDROOM FOUR

Double glazed window to rear aspect. Two radiators.

## BEDROOM FIVE

Double glazed window to rear aspect. Radiator.

## FAMILY BATHROOM

Two double glazed Velux windows to front aspect. Freestanding bath with mixer tap, low level WC, wash hand basin, heated towel rail, radiator.

## LANDING

A galleried landing with storage cupboard, door to bedroom three.

## BEDROOM THREE

Double glazed window to side aspect. Two radiators, built-in wardrobe, door to en-suite.

## ENSUITE

Double glazed Velux window to side aspect. Panelled bath, low level WC, pedestal wash hand basin, radiator.

## OUTSIDE

## FRONT GARDEN

A range of flower and shrub beds, oil storage tank, electric car charger, cold water tap.

## REAR GARDEN

Mainly laid to lawn with flower and shrub beds, shingled seating areas, gated side access, cold water tap, covered patio area.

## GARAGE

Single garage with wooden double doors to front, power and lighting.

## WORKSHOP

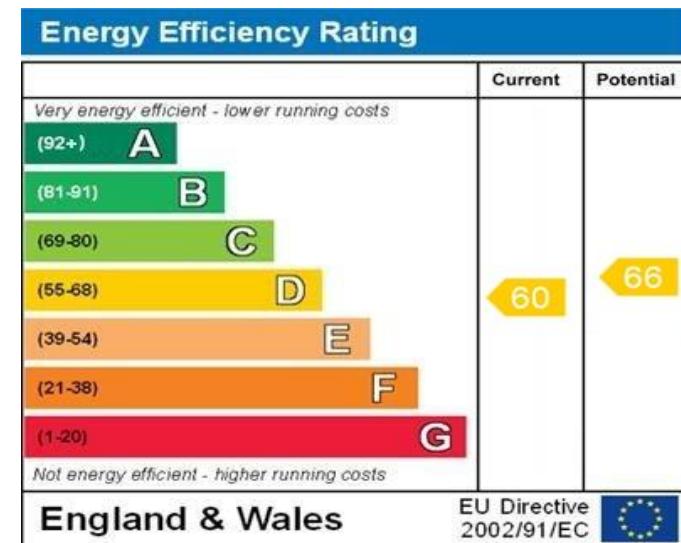
An extremely useful and spacious area with access to both the front and rear, the workshop is also accessed directly from the main house.



## Hastoe Farm Barns



**Approximate Total Area**  
Approximate Gross Internal Area  
440.8 sq m / 4745 sq ft



This plan is for layout guidance only.

Not drawn to scale

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. (ID855304)

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