



Connells

College Grain Farm Store Hillesden
Hillesden Buckingham

College Grain Farm Store Hillesden Hillesden Buckingham MK18 4BX

for sale
£950,000



Property Description

An exceptional barn conversion development comprising two luxurious and generously proportioned homes, set within a stunning expanse of open countryside.

Each property offers an impressive double-height open-plan living, dining and kitchen space, designed to maximise natural light and ideally suited to both family living and entertaining. The accommodation further comprises four substantial double bedrooms, two of which benefit from built-in wardrobes, together with a study or optional fifth bedroom, four elegantly appointed bathrooms, and an additional cloakroom.

Complementary spaces include a utility room and dedicated plant room. Comfort is assured year-round via underfloor heating served by a high-efficiency air source heat pump, alongside integrated air conditioning providing both heating and cooling.

Externally, the homes enjoy large lawned gardens with high-quality porcelain stone terraces and paved driveways providing parking for a minimum of two vehicles

Property Details

An exceptional barn conversion development comprising of two luxurious and generously proportioned homes, set within a stunning expanse of open countryside.

Each property offers an impressive double height open plan living, dining and kitchen space, designed to maximise natural light and ideally suited to both family living and entertaining.

The accommodation further comprises of four substantial double bedrooms, two of which benefit from built in wardrobes. In addition, there is a study or optional fifth bedroom, four elegantly appointed bathrooms and additional cloakroom.

Complementary spaces include a utility room and dedicated plant room. Comfort is assured year-round via underfloor heating served by a high efficiency air source heat pump, alongside integrated air conditioning providing both heating and cooling.

Externally, the homes enjoy large lawned gardens with high quality porcelain stone terraces and paved driveways providing parking for a minimum of two vehicles.

Agents Note

Some images are computer generated and are only a representation of the completed development. Some design amendments may still be made to the internal and external finishes of the property. Images show both dressed and vacant rooms for marketing purposes.

Ground Floor

Kitchen / Dining / Living Area

46' 7" x 30' 7" (14.20m x 9.32m)

This impressive, lavish ground floor area is open plan, flooded with natural light and delights with underfloor heating. This area houses the substantial kitchen and leads to the generous utility room, this in turn also leads to the garden.

The beautiful open staircase takes you up to the bedrooms and family bathroom.

Utility

15' 10" x 6' (4.83m x 1.83m)

The separate spacious utility is a true bonus room. With lots of storage and its own sink, space for a washing machine and dryer, laundry is no longer a chore.

Bedroom Two

25' 9" x 13' 2" (7.85m x 4.01m)

This double bedroom is conveniently on the ground floor, with built in wardrobes and its own en suite, perfect for guests.

Study

11' 3" x 7' 7" (3.43m x 2.31m)

Working from home is no issue, this tucked away dedicated office area is more than spacious enough for a work desk and files.

Store Room

7' 7" x 5' 4" (2.31m x 1.63m)

Cloakroom

First Floor

Bedroom One

19' 7" x 14' 11" (5.97m x 4.55m)

The Master Bedroom. This room has built in wardrobes and a full en suite. With extra large windows and a skylight, this abundant room is fresh, bright and airy.

Bedroom Three

14' 4" x 10' 7" (4.37m x 3.23m)

Although the 'smallest' room, this more than sufficient double bedroom is en suite with views to the rear of the property.

Bedroom Four

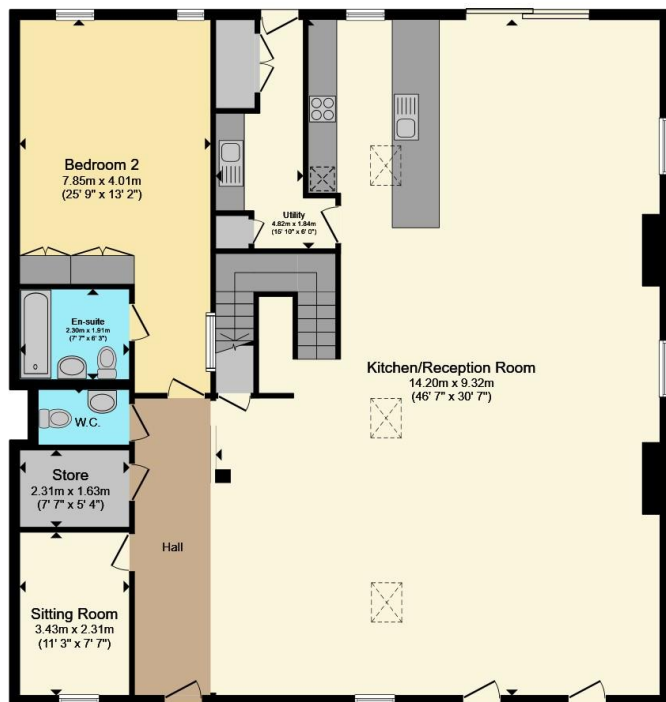
15' 10" x 10' 10" (4.83m x 3.30m)

This ample double bedroom is situated next to bedroom three, with views to the rear of the property.

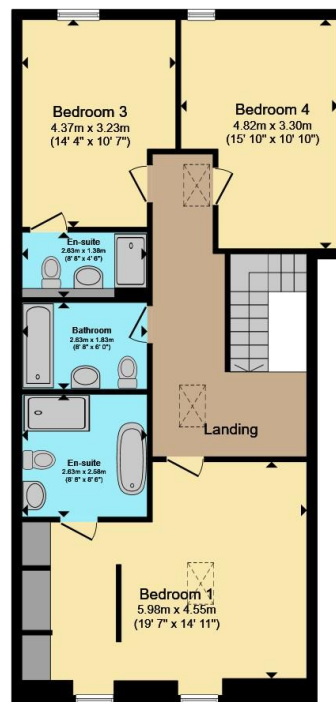
Family Bathroom

8' 8" x 6' (2.64m x 1.83m)





Ground Floor



First Floor

Total floor area 278.1 m² (2,994 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

T 01280 822 727

E buckingham@connells.co.uk

2 West Street
BUCKINGHAM MK18 1HL

EPC Rating:
Exempt

view this property online connells.co.uk/Property/BUK308233

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUK308233 - 0003