

Russell & Butler

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Hanover Court Hanover Farm, Addington, MK18 2JW

Asking Price £850,000 Freehold

A fabulous four bedroom detached barn conversion situated in a rural location midway between Buckingham & Winslow. The property offers flexible accommodation, which could cater for the home worker or dual family living. There is an abundance of character features including vaulted ceilings and magnificent exposed beams. Further benefits from gas to radiator central heating, three bath/shower rooms, a large rear garden, a former stable part converted which could make a good size garden office and fabulous country views. The accommodation comprises: Entrance hall, cloakroom, sitting room with vaulted ceiling and inglenook fireplace, kitchen, dining room, ground floor bedroom with En-suite, stair case to bedroom one with En-suite, second stair case to two further bedrooms and the family bathroom. Energy rating C.



Entrance

Solid wood entrance door.

Entrance Hall

Wood flooring, double radiator, stairs rising to first floor, two under stairs storage cupboards, exposed beams, vaulted ceiling.

Cloakroom

White suite of wash hand basin with cupboard under, low flush wc, tiled floor, extractor fan, radiator.

Sitting Room

5.60m x 4.99m

A fabulous sitting room with high vaulted ceiling, exposed beams, stairs to second floor, inglenook fireplace with log burner, wood flooring, sealed unit double glazed French patio doors to rear garden, large sealed unit double glazed picture window to front aspect, double radiator.

Ground Floor Bedroom Four/ Study

3.33m x 2.78m

Wood flooring, sealed unit double glazed window to side aspect, exposed beams, double radiator, inset downlighters.

En-Suite

2.50m x 2.07m

White suite of double width shower cubicle, pedestal wash hand basin, low flush wc, wood flooring, double radiator, exposed beams, inset downlighters, utility cupboard with plumbing for automatic washing machine, linen shelves over.

Kitchen

3.96m x 3.36m

Belfast

sink with mono bloc mixer taps, cupboard under, further range of base and eyelevel units, solid wood work surfaces, ceramic tiling to splash areas, four ring gas hob with concealed extractor hood over, gas fired "Aga", "Smeg" electric split level oven, integrated larder fridge, integrated microwave, concealed lighting to work surfaces, inset downlighters, sealed unit double glazed window to rear aspect overlooking the rear garden and fields beyond, sealed unit double glazed window to side aspect, tiled floor, open through to dining room.

Dining Room

3.71m x 3.24m

Exposed beams, inset downlighters, sealed unit double glazed French doors to rear garden.

West Wing

First Floor Landing

Half landing with stairs leading to each bedroom, cupboard housing "Ideal Logic" gas fired boiler supplying both central heating and domestic hot water, "Mega Flo" hot water tank.

Bedroom Two

4.04m x 3.21m

Radiator, access to loft space, exposed beams, sealed unit double glazed window to side aspect with countryside views.

Family Bathroom

2.17m x 1.57m

White suite of panel bath with mixer taps and shower attachment, wash hand basin with cupboard under, low flush wc, half wood panelling to walls, shaver point, radiator, exposed beams, inset downlighters, sealed unit double glazed window to side aspect.

Bedroom Three

3.66m Max, 2.60m Min x 2.66m to front of wardrobe.

Radiator, exposed beams, range of built in wardrobes, Velux window to rear aspect with countryside views.

East Wing

Bedroom One

3.75m Max to rear of wardrobe x 3.00m + door recess.

Vaulted ceiling, exposed beams, range of fitted wardrobes with cupboard and drawers under, sealed unit double glazed window to side aspect, two Velux windows to rear aspect all with countryside views.

En-Suite

2.98m x 1.88m

White suite of panel bath with mixer tap and shower attachment, pedestal wash basin, low flush wc, extractor fan, ladder towel radiator, exposed beams, ceramic half tiling to walls.

Front Garden

Approached via tarmac drive, leading to courtyard of just six Mews style barn conversions, laid to shingle which provides ample parking, small lawn area, outside lighting.

Rear Garden

Double width gated side access leads to large rear garden, divided into two parts, formal entertaining areas with good sized patio, shingle to remainder of garden, paved BBQ patio, outside lighting, outside tap, enclosed by timber fencing and brick wall.

Double gates lead to main garden which is laid to lawn with flower and shrub beds and borders, to the rear of the garden, to the side, there is a stable block, part of which has potential to be used as a garden office, power and light connected, outside light.

Please Note

All mains services connected with the exception of drainage which is via Klargester.

EPC Rating: C

Council Tax Band: G

Mortgage Advice

If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.









All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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