



RURAL SCENE

NATIONAL SPECIALIST ESTATE AGENCY FOR PROPERTIES WITH LAND
EQUESTRIAN ♦ SMALLHOLDINGS ♦ RESIDENTIAL ♦ COMMERCIAL FARMS ♦ LEISURE



WINDY RIDGE

BLETCHLEY ROAD, THORNBOROUGH, BUCKINGHAMSHIRE MK18 2DZ

AN APPROX. 2½ ACRE SMALLHOLDING WITH TWO RESIDENCES, GOOD EQUESTRIAN FACILITIES AND PLANT NURSERY SITUATED IN A VERY ACCESSIBLE LOCATION WITH GOOD VIEWS TO SURROUNDING COUNTRYSIDE

Ref: JB/BA/772B

Estate Office • High Street • Collingbourne Ducis • Marlborough • Wiltshire • SN8 3EH
Telephone: (01264) 850700 • Fax: (01264) 850447 • www.ruralscene.co.uk

**WINDY RIDGE
BLETCHLEY ROAD
THORNBOROUGH
MK18 2DZ**

Approximate Distances:

Buckingham - 2 miles ♦ Milton Keynes - 12 miles
M40 and M1 - 14 miles

Main Residence

- ♦ Entrance Hall
- ♦ Inner Hall
- ♦ Cloakroom
- ♦ Sitting Room
- ♦ Kitchen/Breakfast Room
- ♦ Snug
- ♦ Study
- ♦ Three Bedrooms
- ♦ En-Suite
- ♦ Family Bathroom
- ♦ Double Glazing
- ♦ LPG Central Heating
- ♦ Attractive Gardens

Detached Bungalow

- ♦ Inner Hall
- ♦ Boot Room
- ♦ Kitchen
- ♦ Living Room
- ♦ Conservatory
- ♦ Three Bedrooms
- ♦ Bathroom
- ♦ Double Glazing
- ♦ Electric Storage Heating

Outside

- ♦ Two Stables
- ♦ Loose Box
- ♦ Tack Room
- ♦ Feed Room

Nursery

- ♦ Four Glasshouses
- ♦ Two Twin-Span Polytunnels
- ♦ Five Polytunnels
- ♦ Extensive Display Areas
- ♦ Large Parking Area
- ♦ Small Shop

The Land

- ♦ Approx One Acre Paddock
- ♦ Option To Rent Further Approx Five Acres

**EXTENDING IN ALL TO APPROX 2½ ACRES
(About 1 Hectare)
(TO BE CONFIRMED)**

MAIN RESIDENCE

A substantial brick built bungalow believed to date back to c.1938, extended and refurbished to a high standard throughout with the benefits of double glazing and electric storage heaters, set in ATTRACTIVE GARDENS with an extensive decking area and paved patio.

The property affords the following accommodation with approx room sizes:

ENTRANCE HALL stable door to front, window to the front, tiled flooring, inset fireplace with wood burning stove with storage cupboard to the side, access to loft, spotlights; **UTILITY AREA** wooden base unit with Belfast sink, space and plumbing for washing machine, wooden worktop over with tiled splashbacks

CLOAKROOM fitted with low level WC and extractor

INNER HALL with access to bedrooms, study and bathroom

SITTING ROOM 17'11 x 17'10 (About 5.4m x 5.4m) tiled flooring, exposed A frames and roof timbers, full length windows to rear, French doors onto timber decking, TV point, spotlights, archway leading to:

KITCHEN / BREAKFAST ROOM 18'11 x 13'4 (About 5.7m x 4m) window to front, two windows and stable door to side; fitted with matching base and wall units, display units with wooden worktops over, double Belfast sink with mixer taps, vinyl flooring, *Britannia* range with granite worktops to either side, tiled splashback with hood over, door to:

SNUG 14'3 x 10'5 (About 4.4m x 3.1m) windows to front and side, exposed floorboards, radiator

BEDROOM ONE 14'4 x 12'2 (About 4.4m x 3.7m) window to side, wooden flooring, radiator, door to:

EN-SUITE window to front; fitted with matching suite comprising shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, extractor, spotlights

BEDROOM TWO 14'1 x 9'10 (About 4.3m x 3m) window to side, French doors to rear leading to decking; wooden flooring, radiator, spotlights

BEDROOM THREE 12'3 x 9'9 (About 3.7m x 3m) window to front, wooden flooring, radiator

STUDY / BEDROOM FOUR 10'8 x 6'6 (About 3.2m x 2m) window to side, radiator, telephone point, wooden flooring

BATHROOM window to front; fitted with matching suite comprising panelled bath, low level WC, pedestal wash hand basin, double tiled shower cubicle, two heated towel rails, tiled flooring, part tiled walls, spotlights

DETACHED BUNGALOW

A detached annexed bungalow brick built with tiled roof, well presented throughout, with stable door into:

KITCHEN 12'1 x 10'5 (About 3.6m x 3.1m) window to front; fitted with a matching range of wall and base units with display units and worktops over, 1½ bowl inset sink, space and plumbing for washing machine, space for cooker, tiled splashbacks, electric heating, vinyl flooring, access to loft

INNER HALL electric heating, door to boot room

LIVING ROOM 10'5 x 14'8 (About 3.1m x 4.4m) window to rear, electric heating, TV point, window and double doors to:

CONSERVATORY 15'10 x 9'1 (About 4.8m x 2.7m) glazed unit with windows on a dwarf wall, double doors to rear, pitched polycarbonate roof, ceramic tile flooring

BEDROOM ONE 10'6 x 8'10 (About 3.2m x 2.7m) window to the side

BEDROOM TWO 8'10 x 8'9 (About 2.7m x 2.7m) window to side

BEDROOM THREE 8'9 x 8' (About 2.7m x 2.4m) window to side

BATHROOM window to front; fitted with matching suite comprising panelled bath with shower over, low level WC, pedestal wash hand basin, part tiled walls, shaver point and light, heated towel rail

BOOT ROOM 10'5 x 7'10 (About 3.1m x 2.4m) stable door leading to:

TIMBER KENNEL with run and storage cupboard

THE OUTSIDE

The property is accessed from the road onto a forked driveway leading to the residence, **NURSERY BUSINESS** and gravelled parking area for numerous vehicles. There are well stocked gardens with lawned areas, flower and shrub borders and mature trees.

THE EQUESTRIAN FACILITIES

The property has the benefit of a **TIMBER STABLE YARD** with pitched felt roof and overhang, set on a concrete apron leading to a concrete yard enclosed by stock proof fencing incorporating:

STABLE ONE 11'8 x 10'7 (About 3.5m x 3.2m)

STABLE TWO 17'3 x 11'10 (About 5.2m x 3.6m)

LOOSE BOX 11'9 x 9'5 (About 3.6m x 2.3m) with gate to the front

FEED ROOM 17'10 x 11'11 (About 5.4m x 3.6m) with doors to front

TACK ROOM 12' x 6'1 (About 3.6m x 1.8m) with door to the front

THE LAND

Leading from the stable yard there is an approx one acre **GRASSLAND Paddock** of gently sloping pasture, enclosed by stock proof fencing with a small orchard in one corner and mature trees.

We are informed there are approx five acres of pastureland available to rent under separate negotiation.

THE NURSERY BUSINESS

A superb nursery business with an excellent turnover (further details of which are available with the agents after viewing). Numerous display areas with gravelled pathways and with the following outbuildings with approx sizes:

TWO GLASSHOUSES 30'x 12' (About 9.2m x 3.6m) set on a concrete base. One with **SOLID FUEL HEATING SYSTEM** with seven radiators

TWO FURTHER GLASSHOUSES 12'x 8' (About 3.6m x 2.4m) each

TWIN-SPAN DISPLAY AREA 48'2 x 43' (About 14.6m x 12.2m)

RANGE OF POLYTUNNELS

TIMBER SUMMERHOUSE currently used as **RETAIL SHOP**

LARGE LAWNED AREA

**EXTENDING IN ALL TO APPROX. 2½ ACRES
(About 1 Hectare)**

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, LPG FIRED CENTRAL HEATING, TELEPHONE (connected and available subject to normal transfer regulations).

LOCAL AUTHORITY

AYLESBURY VALE DISTRICT COUNCIL

N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. Rural Scene have visited WINDY RIDGE, but NOT surveyed or tested any of the appliances, services or systems in it, including heating, plumbing, drainage etc. The vendors have checked and approved the details, however purchasers must rely on their own and/or their surveyors inspections and their solicitors enquiries to determine the overall condition, size and acreage of the property and also any Planning, Rights of Way and all other matters relating to it.

NB The property is subject to the following Covenants:

1. The residences may not be split and sold separately
2. There are to be no boarding kennels at these premises



The Stable Yard



The Paddock



The Polytunnels



The Nursery



Living Room



Kitchen/Breakfast Room



The Driveway

GENERAL AND SITUATION

An excellent opportunity to acquire two residences, good equestrian facilities and plant nursery all situated in a very accessible area, commanding good views over the surrounding countryside.

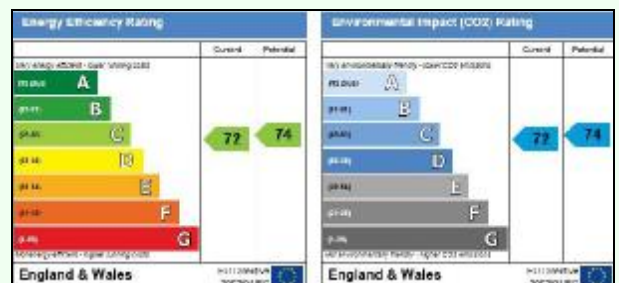
The property is situated 13 miles from the M40 and M1 motorways, approx. 2 miles from Buckingham which has a wide range of facilities including schooling, health centre, retail and leisure facilities. Milton Keynes is approx. 12 miles away with a further range of facilities.

DIRECTIONS

The property is situated on the RIGHT HAND SIDE of the A421 approx. 2 miles to the east of Buckingham heading towards Milton Keynes.

VIEWING Strictly by appointment only with the Agents
RURAL SCENE Tel. 01264 850700

PRICE GUIDE: £875,000



EPC Graph