

Hartwell Barn, 5 Mill Road  
Haversham  
Bucks  
MK19 7DL

**Guide Price £1,500,000**



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A stunning and architecturally interesting home occupying a rural location whilst nestling quietly within its well defined boundaries. The property is an eclectic mix of the old in relation to its structure and the modern in relation to its interior. This splendid home offers an impressive blend of style and character, provides a high standard of presentation and retains significant character features making this a very special property.

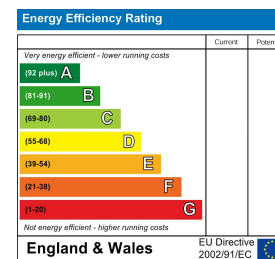
The accommodation has in excess of 5,300 sq.ft. of versatile accommodation which has the potential to create an annex facility. On the ground floor there is a sitting room, a family/dining room, a study, a bespoke kitchen/breakfast room with a snug area, a bedroom with an en suite, two further double bedrooms and a bathroom. The first floor has a galleried landing, a master suite with a walk in wardrobe and en suite bathroom, four further bedrooms making eight in total, an ensuite shower room and a family bathroom. All of the first floor bedrooms have panoramic garden views and look towards the countryside beyond.

Entrance to the property is via a covered porch and a sealed unit double glazed door with matching side panels. Opening to the hallway, this is entirely glazed to one side looking into and opening on to a sheltered courtyard. Also accessed from within this hallway are a bedroom with oak flooring and also a utility room. The utility room has a butler sink with space and plumbing for a washing machine and tumble dryer mounted on natural stone flooring. The hallway conveniently links the main reception rooms to the ground floor bedroom accommodation.

The reception rooms are extremely light and airy. All are arranged to the front elevation of the property with a southerly aspect. Throughout the reception rooms there is evidence of original Roman natural stone columns. The sitting room also has a natural stone fireplace with a wood burning stove. This room is extensively glazed towards the south facing patio at the front of the property. The family dining room is an open plan space central to the ground floor accommodation. It has a semi

vaulted ceiling with full height glazing to the front incorporating patio doors to the garden. Three of the aforementioned Roman stone pillars support the roof which has traditional cast iron rooflights to enhance the already abundant flow of natural light into this room. The first floor staircase rises from this room. The third of the ground floor rooms is the attractive Kitchen/breakfast room and snug which also has full height windows and glazed doors opening to the gardens at the front of the property. The kitchen provides a range of full height wall and base units with a twin butler sink with granite surrounds. There is an integrated four oven electric AGA with an extractor hood and other "Miele" integrated appliances including a companion oven, dishwasher and fridge freezer. The central island unit has a granite work surface, stainless steel sink and breakfast bar. This room is extremely spacious allowing more than enough room for sofas and breakfast tables.

The additional ground floor bedrooms and bathrooms can be found to the opposite end of the hallway. One of the bedrooms is a very large double room and it has a three piece en suite shower room. Two additional bedrooms are available on the ground floor. Completing the ground floor accommodation is a family bathroom with a four piece suite with shower and Spanish tiling to the floors and walls.



### Viewing Arrangements

By appointment only via Fine & Country.

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