



The Mill House  
Mill Street | Newport Pagnell | Buckinghamshire | MK16 8ER

FINE & COUNTRY

# THE MILL HOUSE









# STEP INSIDE

Standing proudly beyond the gated entrance and gravel driveway this impressive red brick Mill House stands under a clay tile roof. Dating circa the early 18th Century this fine home seamlessly combines the delightfully light and spacious reception rooms with generously proportioned bedroom accommodation on the first floor.

The principal reception room is the drawing room which has large sash windows to the front enjoying vistas over the gardens towards the mill race. The drawing room has intricate cornice work around the ceiling with an ornate central rose. An open fireplace within a carved wooden surround stands over a tiled hearth. The dining room is extremely atmospheric with dark wood panelling to the walls and can cater for several guests. Nearby is a good size study looking to the front of the property.

The kitchen, fitted with shaker style units neatly combines with a breakfast room comfortably arranged for less formal dining. The kitchen has shaker style units, a stainless steel "Range" style cooker and additional integrated appliances. The breakfast room has built in banquette seating and leads off to additional reception accommodation in the east wing where there is a snug and office area. Further, there is a boot room to locate white goods and access the garden.

Two striking features of the property are the Orangery and heated indoor pool area. The Orangery provides a stunning entertaining space, has a glass ceiling over panoramic windows which are bedecked with blinds. French doors give direct access to the garden. Alongside is the heated indoor pool with its conservatory style roof and triple aspects. Door off to a convenient shower room which is located adjacent. The swimming pool has a solid floor cover which creates an entertaining area over the pool.

On the first floor there are six immaculately maintained double bedrooms, one of which adjoins the Master bedroom, one of which is currently used as a dressing room. The principal bedroom has an extensive range of built in wardrobes and a large en suite bathroom. Three of the other bedrooms are en suite on the first floor. Completing the first floor is a family bathroom.





# SELLER INSIGHT

“ An elegant early 18th-century Mill House with charming riverside gardens, stables, and paddocks, it’s wonderfully positioned right on the edge of town with beautiful countryside all around, yet so convenient,” say the current owners of this stunning Grade II listed home. “Geared towards equestrian pursuits and a country lifestyle, it offers so much.”

Since moving in forty years ago, the owners have made many improvements. “A lot of work was required to turn it into a comfortable and welcoming home – finished to a high standard and easy to maintain,” they explain. “We built a light-filled orangery, which is used all year round, and added an indoor swimming pool that can be accessed from both the house and the garden. We also created another bedroom above an existing area, bringing the total to five.”

This is a home made for everyday enjoyment but also for sharing. “The Mill House is first-rate for entertaining, whether hosting gatherings in the garden, the house, or the pool room,” they say. “The pool features a floor which, when installed, transforms the space from a place to swim and play into a venue that can seat up to 100 people for dinner and parties – it’s a fantastic feature.”

“The grounds are one of the things we’ve loved most,” the owners continue. “There are manicured lawns with mature trees leading down to the mill race, and beyond that, more lawns filled with herbaceous and flowering borders. We’ve created paved terraces for al fresco dining and a safari-style gazebo that’s perfect for summer evenings.” They also describe a unique feature: “The River Great Ouse divides and rejoins to form an island, which we’ve laid out as an arboreal garden and a post-and-rail-fenced paddock.”

For the horses, everything is on hand – eight post-and-rail paddocks, an all-weather menege, and both modern and traditional stables with wash boxes, tack rooms, and storage barns. “It’s beautifully set up – practical, peaceful, the whole outside space is a joy to spend time in.”

Beyond this delightful country property, set at the end of a quiet lane, all amenities are close by. “Newport Pagnell is within walking distance, while Milton Keynes is just a short drive away,” they add. “There are beautiful walks, parks, and country pubs nearby – it feels wonderfully rural yet so well connected.”\*



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















# OUTSIDE

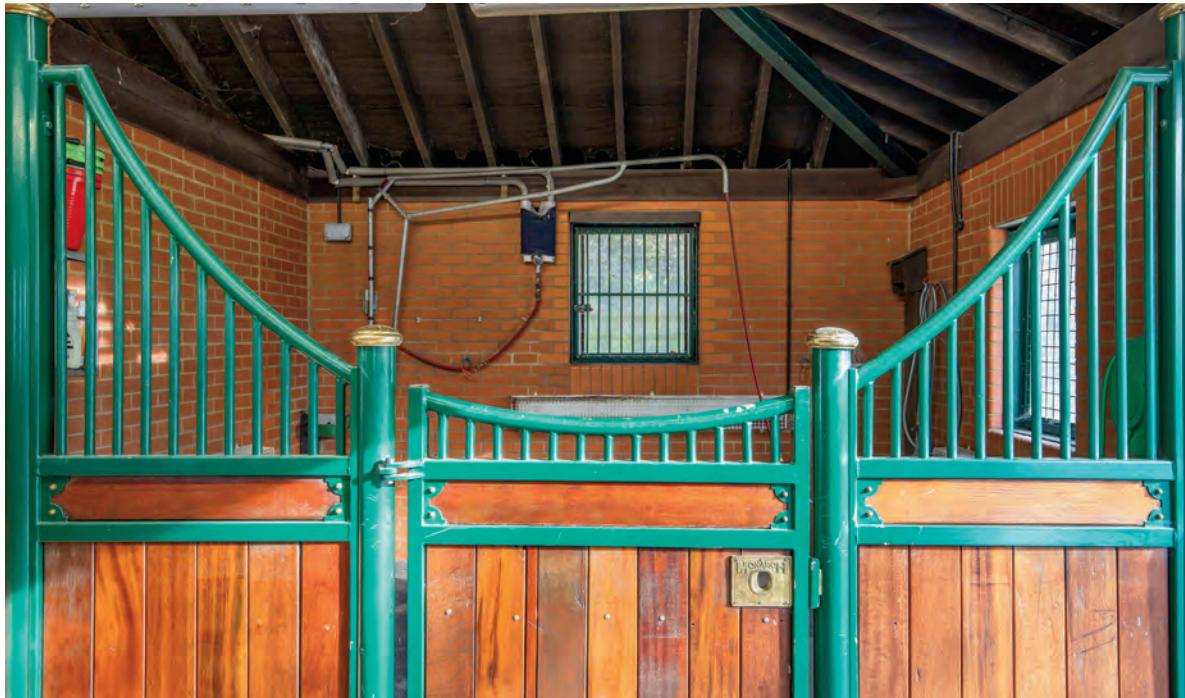
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## Mill House Grounds

The gardens and grounds provide a mature and tranquil setting with manicured lawns dotted with mature specimen trees running down to the mill race. There are further lawns around the property with many examples of herbaceous and flowering borders. Paved terraces accommodate al fresco dining whilst a gazebo shelter gives the opportunity to shelter and relax within the beautiful surroundings.

Equestrian pursuits are well served with 8 level post and rail fenced paddocks each with a water supply. Various buildings serve the interests of the livery with a modern open barn with four loose boxes, wash box, tack and rug room in addition to a groom's kitchen. A second stables houses 4 loose boxes in addition to a machinery/hay store. A storage barn offers garaging for horse boxes and machinery. Additional features within the grounds are a horse walker and all weather ménage.

The popular Buckinghamshire town of Newport Pagnell lies in a convenient and well connected position immediately north of Milton Keynes and with easy access to local transport connections. The town provides a wealth of everyday amenities, including shops, supermarkets and leisure facilities while also being within minutes of open Buckinghamshire countryside. The town also provides a choice of primary schooling and state secondary schooling. Private schooling is available at nearby Broughton and The Webber independent school. Greater shopping opportunities are available within Milton Keynes undercover retail centre where in addition to all major shopping outlets there are bars, restaurants, theatres and leisure activities. Milton Keynes central station serves London and The North with the fast train to London Euston only taking around 30 minutes. M1 motorway access is available at Junction 14 only some 2 miles distant.





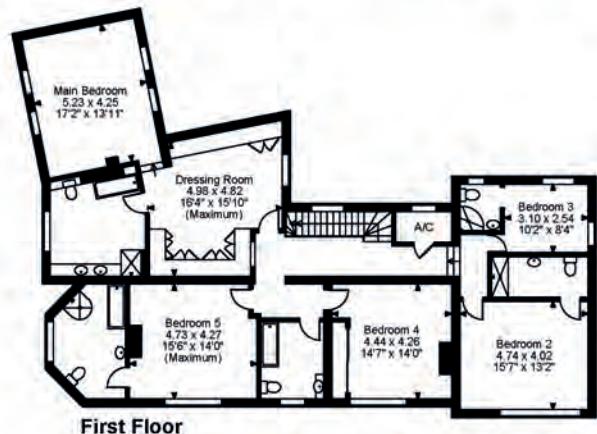
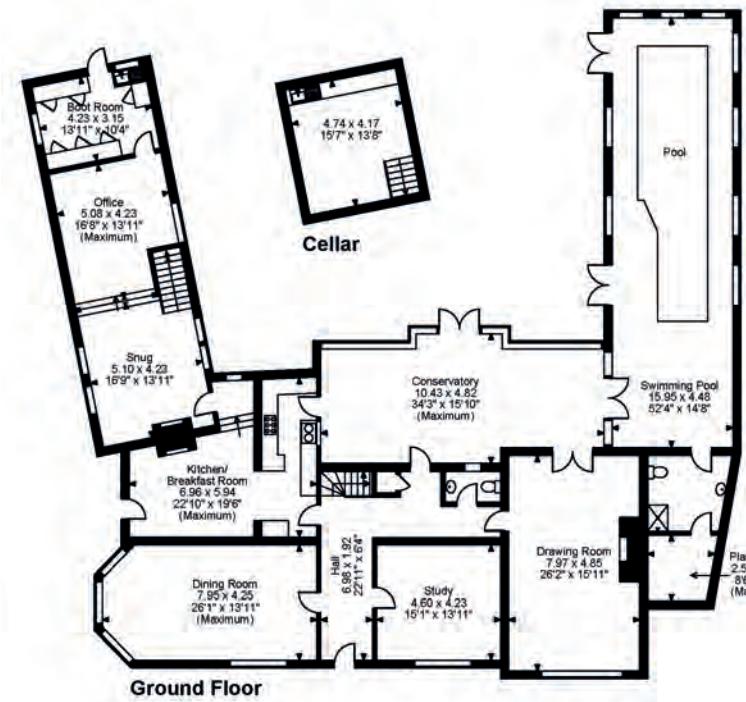




Council Tax Band: H

Tenure: Freehold

EPC Exempt



### The Mill House, Mill Street, Newport Pagnell

Approximate Gross Internal Area

Main House = 5996 Sq Ft/557 Sq M

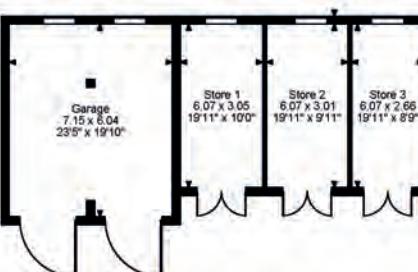
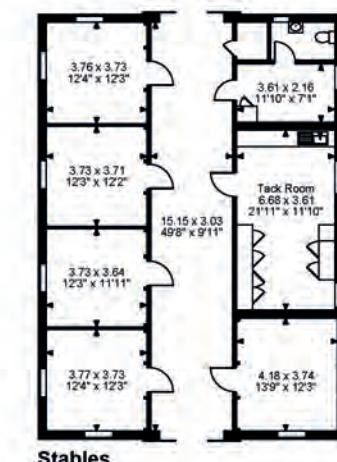
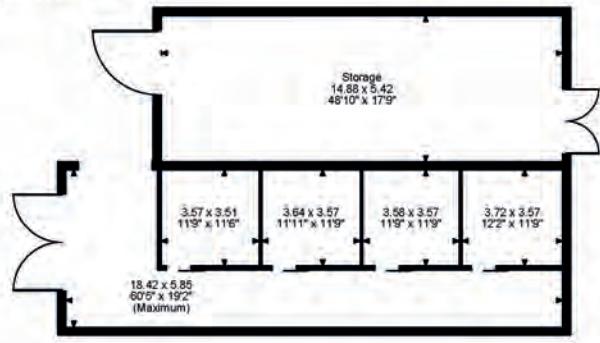
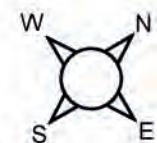
Stores/Storages = 2665 Sq Ft/248 Sq M

Stables = 1753 Sq Ft/163 Sq M

Garage = 465 Sq Ft/43 Sq M

Covered Storage external area = 937 Sq Ft/87 Sq M

Total = 10879 Sq Ft/1011 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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