



## Home Farm, Luton Road

Markyate, AL3 8QB

Beautiful Home Farm - set in grounds of circa 10 acres and to include a two bedroom, self-contained annexe - is a fabulous family home, offering a huge amount of living and entertaining space, together with uninterrupted views across open countryside. The annexe is ideal for multi-generational living or staff accommodation, for example. There are a number of outbuildings, including a gym and two barns. Additional benefits such as a workshop and hot tub.

**Guide price £4,500,000**

# Home Farm, Luton Road

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- Circa 8,500 sq ft
- Immaculately presented throughout
- Outbuildings include gym & two barns
- Self-contained Annexe
- Large Garage with Workshop
- Hot tub
- Grounds of circa 10 acres
- Multiple outdoor seating areas
- Rural location

### Lounge

32'10" x 24'11" (max) (10.01 x 7.60 (max))

### Kitchen / Breakfast / Living Room

34'0" x 22'3" (max) (10.37 x 6.79 (max))

### Dining Room

23'10" x 15'2" (7.28 x 4.63)

### Cloakroom One

### Family Room

20'8" x 15'5" (6.30 x 4.72)

### Study

20'6" (max) x 11'3" (6.27 (max) x 3.45)

### Play Room

15'5" (max) x 13'7" (max) (4.72 (max) x 4.15 (max))

### Cloakroom Two

### Principal Bedroom

15'3" x 13'0" (4.67 x 3.97)

### Dressing Room

### En-suite Bathroom

### Bedroom Two

17'10" x 14'5" (max) (5.46 x 4.40 (max))

### En-suite Bathroom

### Bedroom Three

17'10" x 15'2" (5.46 x 4.63)

### En-suite Shower Room

### Bedroom Four

15'5" x 13'0" (4.72 x 3.97)

### Bedroom Five

12'3" x 11'9" (3.74 x 3.60)

### Shower Room

### Bedroom Six

### Games Room

50'11" x 12'9" (15.54 x 3.91)

### Annexe - Self Contained

### Living / Dining Room

21'9" x 17'5" (6.64 x 5.32)

### Kitchen / Breakfast Room

15'8" x 14'2" (4.79 x 4.32)

### Bedroom One

17'5" x 14'9" (5.32 x 4.51)

### En-suite Shower Room

### Bedroom Two

11'5" x 10'6" (3.50 x 3.21)

### Bathroom

### Garage

32'1" x 23'9" (9.78 x 7.25)

### Workshop

### Wine Cellar

### Store

### Shower Room

### Outbuildings

### Main Barn

29'0" (max) x 23'9" (max) (8.85 (max) x 7.25 (max))

### Barn

18'5" x 7'10" (5.62 x 2.41)

### Gym

17'8" x 13'0" (5.41 x 3.98)

### Elevated Summer House

11'10" x 10'10" (3.61 x 3.31)

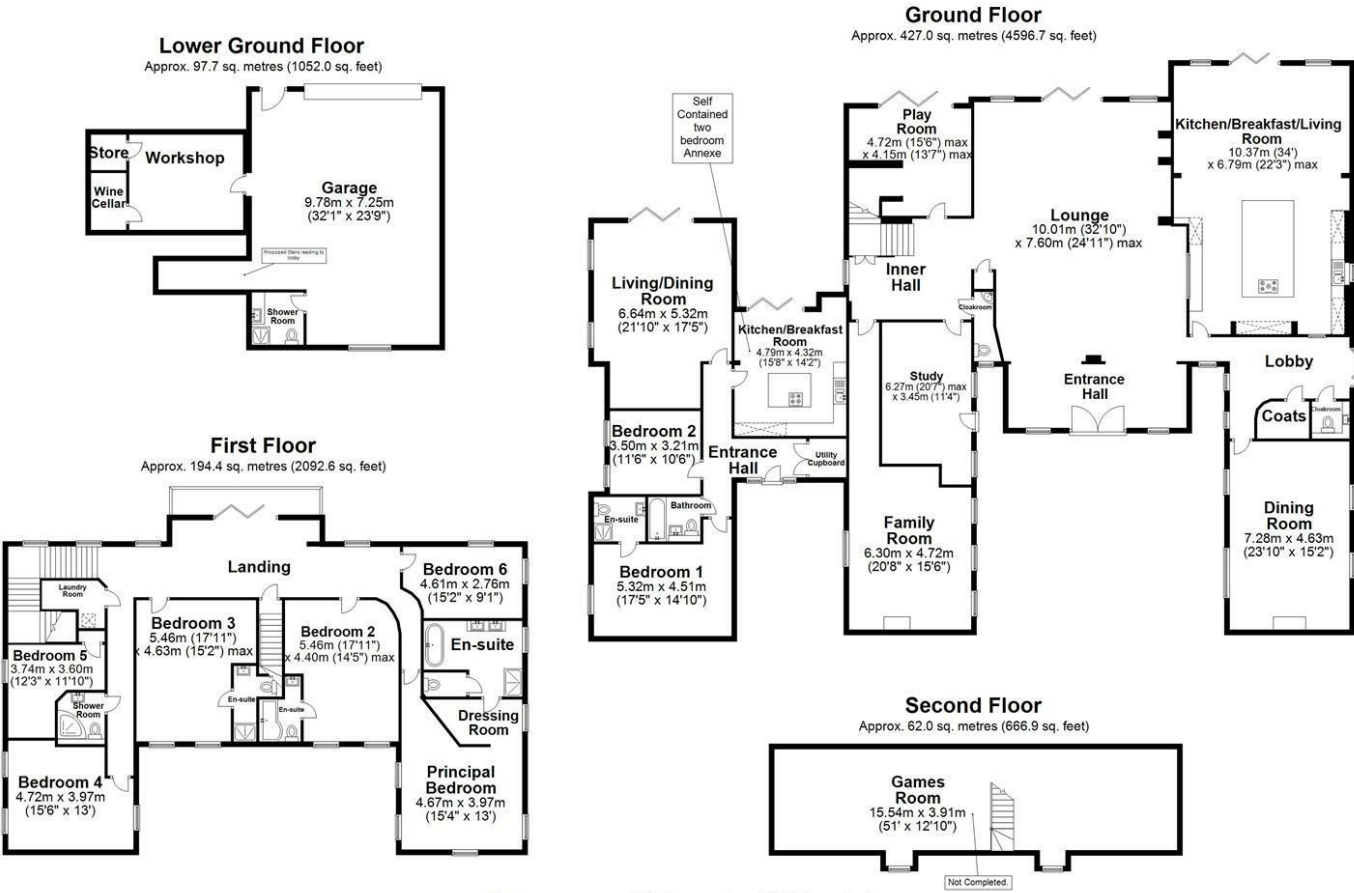








Floor Plan



Total area: approx. 781.1 sq. metres (8408.2 sq. feet)  
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlantUp.

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