



**THE LODGE, WINSLOW ROAD,
HOGGESTON, BUCKINGHAMSHIRE,
MK18 3LG**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Winslow 3 miles, Leighton Buzzard 11 miles (Euston 36 mins), Aylesbury 11 miles (Marylebone 55 mins), Milton Keynes 10 miles (Distance approx)

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A SUBSTANTIAL DETACHED FAMILY HOME SITTING IN A VERY RURAL LOCATION OFFERING (SUBJECT TO PLANNING CONSENT) GREAT SCOPE FOR OTHER BUSINESSES, APART FROM ITS CURRENT EQUESTRIAN STATUS. A NUMBER OF OUTBUILDINGS, HARDSTANDING FOR DOZENS OF VEHICLES AND CIRCA 4 ACRES

Winslow being only 3 miles to the north will be getting its railway station reopened in a few years, which should give great benefits to the surrounding area with access to Oxford, Milton Keynes, Bedford, London (Marylebone) and Birmingham. The property has hard standing for approximately 30 cars and has buildings providing storage and space, the nearest neighbour is approximately half a mile away and (again subject to consent) could be considered for use as a kennels or cattery. Alternatively the house would suit a large family who could rent out the land and stables.

Guide Price £895,000 Freehold

LOCATION

Hoggeston is from Old English 'Hogges-Tun' and means Hoggs Farm.

The village lies about 3½ miles south east of Winslow, tucked away off the A413 Winslow to Aylesbury Road. There are a number of old Cottages and a few outlying Farms that make up the village, the main street being particularly attractive.

Winslow has good day to day shopping facilities. Buckingham is some 10 miles distant. For the commuter Aylesbury (11 miles) provides a train service to Marylebone and Leighton Buzzard (approx. 11 miles) and Bletchley (approx. 8 miles) to Euston.

EDUCATION

Preparatory Schools at Swanbourne and Akeley.
Primary School in Stewkley.
Secondary School in Wing.
Public Schools at Stowe, Berkhamsted and Oxford.
Grammar School at Aylesbury and Buckingham.

DESCRIPTION

The Lodge enjoys a rural position between the village of Whitchurch and the market town of Winslow and stands on its own at the head of a farm drive. There is an excellent equestrian set up with stabling, outbuildings, manege and level pasture all of which has been well maintained. The main house is of old stock brick under a clay tile roof and has light accommodation with comfortable rooms.

At the entrance is a front lobby which leads into the reception hall where a dog legged staircase rises to the first floor. The main reception room has an attractive fireplace with a carved wood surround and patterned tiled slips and hearth, inset is a real flame gas fire. There are patio doors to the front and a window to the side looking over the paddocks and yard respectively. The dining room is a good size and there is also a study/playroom. In the kitchen are white fitted units with granite effect worktops and a wood floor. Staying is a cooking range that has 2 ovens, grill, 5 ring halogen hob and a hot plate. On the ground floor are also a cloakroom, utility room and a useful rear lobby. Upstairs are four bedrooms and a family bathroom, the master bedroom is well proportioned with wardrobes, drawers and a dressing table built in and an ensuite shower room.



Across the entrance is a five bar gate and hand gate that lead into the parking area. This is all hard standing and can accommodate many vehicles. Around three sides of the house there is a lawn that has a hedged boundary and a paved pathway. Another gate provides access to the yard which is another large concreted area. The bulk of the buildings are in two units, both of which are of substantial block construction with pitched tiled roofs and have lighting and electricity. The first has a double garage, a workshop/store/tack room and a foaling box. The second comprises of three stables and a feed barn with a lean to covered store on the end. All of the stabling has sealed rubber flooring and back doors straight out to the land.

Through another gate takes you to the Manege (40m x 20m) which is post and railed with a rubber all weather surface.

The land is divided into two paddocks of level pasture that is bordered with hedgerow. In the far corner is a pole barn.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.

VIEWING

Strictly via the vendors agent

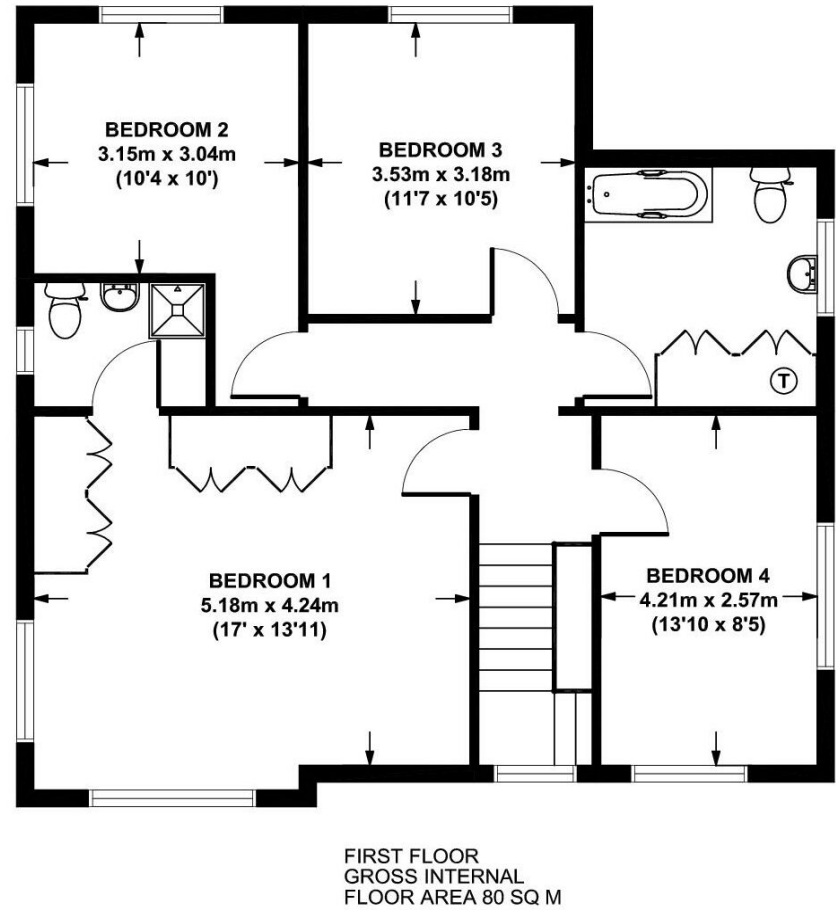
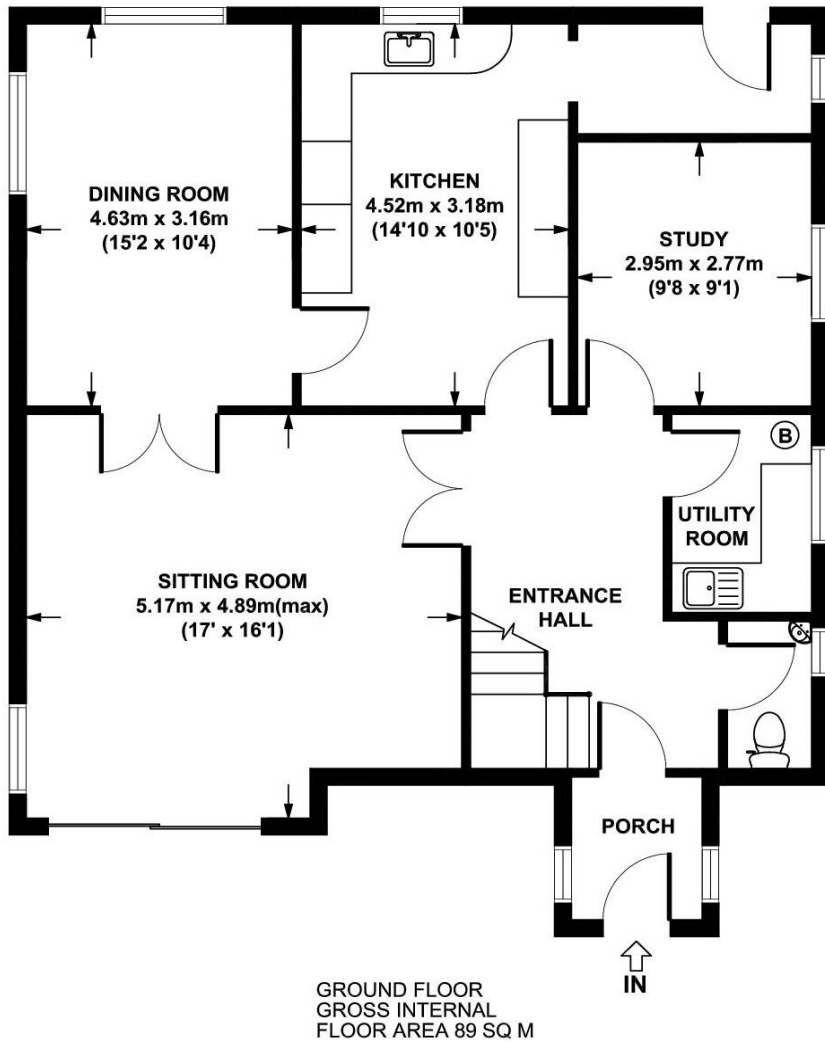
DIRECTIONS

From Aylesbury take the A413 towards Buckingham and go through the village of Whitchurch. After approximately 2 miles at the first curve of the S bend turn left up the track and immediately right into the property.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 45 | 57 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

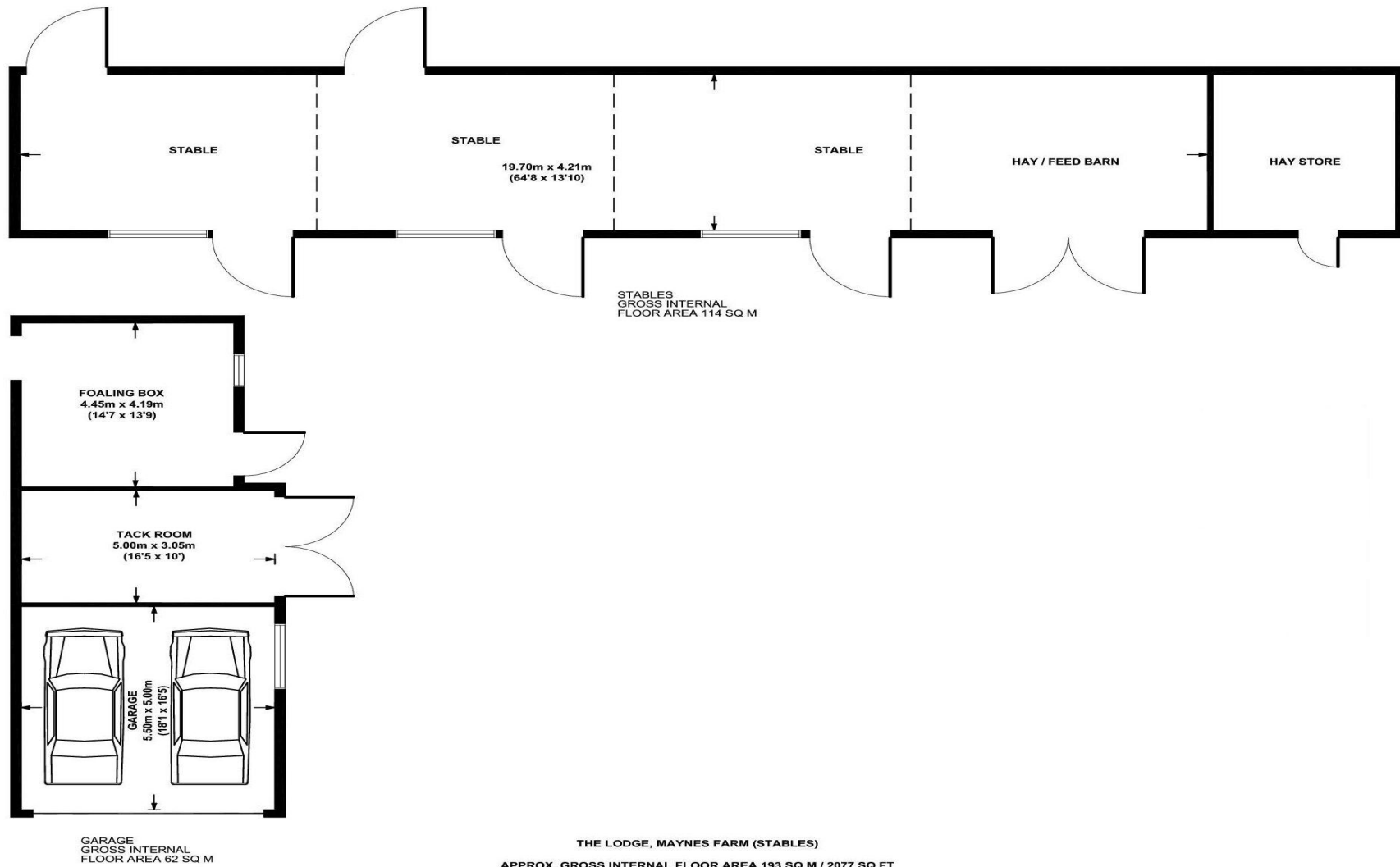
| Environmental (CO ₂) Impact Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 42 | 54 |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



THE LODGE, MAYNES FARM

APPROX. GROSS INTERNAL FLOOR AREA 169 SQ M / 1819 SQ FT

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY -NOT TO SCALE



IMPORTANT NOTICE

W. HUMPHRIES for themselves and as Agents to the Vendors of the property give notice that:

- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
- 4 Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.
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- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.

