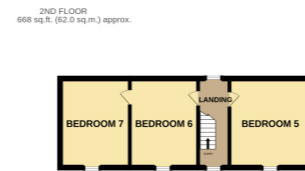


Make the right move!



**The Mill House, Whitfield, Brackley,
Buckinghamshire. NN13 5TD.**

£750,000 Freehold

Edward Knight Estate Agents are pleased to present The Mill House, a spacious detached family home set on a plot of just under one acre. This unique property offers approximately 3,000 square feet of living accommodations, a double garage, a single garage, and beautifully maintained gardens that boast uninterrupted views of the English countryside. The River Great Ouse flows through the property, providing a serene and picturesque setting within the landscaped gardens, which can be enjoyed from the numerous bridges and riverbanks throughout the grounds. Briefly, the property comprises a dining hall, living room, kitchen/breakfast room, study, WC, and utility room. On the first floor, you'll find a master bedroom complete with a dressing room and en-suite bathroom, three additional double bedrooms, a WC, and a family bathroom. The second floor features three more double bedrooms. Externally, there is a large single garage attached to the property, which

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Ground Floor

Dining Hall

16' 9" x 14' 8" (5.11m x 4.47m) Entry via a hardwood door. Large open feature fireplace. Two radiators. Window to the front aspect. Doors into:

Living Room

24' 1" x 14' 8" (7.34m x 4.47m) Two windows to the front aspect. Two radiators. Log burner fireplace. Two ceiling beams, Door into the inner hallway.

Kitchen/Breakfast Room

15' 3" x 11' 7" (4.65m x 3.53m) Fitted shaker kitchen suite comprising of a range of base and eye level units with contrasting work surface mounted over. Sink unit with mixer tap over. Fitted double electric oven. Fitted gas hob with extractor hood above. space for freestanding fridge/freezer. Radiator. Tiled floor. Timber door to rear garden. Double glazed windows to the side and rear aspect.

Study

8' 0" x 7' 5" (2.44m x 2.26m) Double glazed window to the rear aspect. Radiator.

Utility Room

11' 2" x 6' 2" (3.40m x 1.88m) Suite comprising of a range of base and eye level units with contrasting work surface mounted over. Sink unit with mixer tap over. Radiator. Timber double glazed window to the rear aspect. Floor standing boiler.

Cloak Room

7' 5" x 6' 8" (2.26m x 2.03m) Vanity unit with sink mounted over. Radiator. Door that leads to the low flush Wc. Double glazed window to the rear aspect.

First Floor

Landing

Double glazed window to the rear aspect. Radiator. Large storage cupboard. Stairs leading to the second floor. Doors into:

Bedroom One

19' 8" x 15' 11" (5.99m x 4.85m) Two windows to the front aspect with window seats. Two radiators. Built in wardrobe and storage cupboard. Step and opening into:

Dressing Area

10' 10" x 7' 7" (3.30m x 2.31m) Double glazed window to the rear aspect. Radiator. Door into:

En Suite

10' 10" x 7' 5" (3.30m x 2.26m) Three piece suite comprising: Low flush Wc, Pedestal wash hand basin. Panelled bath with hand held shower. Radiator. Tiled flooring. Double glazed window to the side aspect.

Bedroom Two

14' 0" x 12' 1" (4.27m x 3.68m) Window to the front aspect. Radiator. Vanity unit with sink mounted over.

Bedroom Three

16' 6" x 11' 10" (5.03m x 3.61m) Window to the front aspect with a window seat. Radiator.

Bedroom Four

14' 0" x 10' 8" (4.27m x 3.25m) Airing cupboard. Double glazed window to the rear aspect. Radiator.

Family Bathroom

Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. Panelled bath with hand held shower. Heated towel rail. Radiator. Double glazed window to the rear aspect.

WC

Low flush Wc.

Second Floor

Landing

Window to the front aspect. Double glazed window to the rear aspect. Radiator. Doors into:

Bedroom Five

15' 4" x 14' 6" (4.67m x 4.42m) Window to the front aspect. Double glazed window to the side aspect. Radiator. Vanity unit with sink mounted over. Built in wardrobe.

Bedroom Six

15' 4" x 11' 9" (4.67m x 3.58m) Window to the front aspect. Radiator. Door into:

Bedroom Seven

15' 4" x 10' 0" (4.67m x 3.05m) Window to the front aspect. Radiator. Built in storage cupboard.

Externally

Gardens

Access is through a five-bar timber gate opening onto a spacious tarmac driveway that leads to ample off-road parking, including both double and single garages. The stunning picturesque landscaped gardens envelop the property, featuring several bridges crossing the mill stream and The Great River Ouse. Various patio areas are scattered across the gardens, offering seating areas to enjoy the diverse views and the river. A diverse array of fruit trees and bushes, alongside mature shrubs, trees, and plants.

Double Garage

16' 0" x 14' 7" (4.88m x 4.45m) Entry via a roller door.

Workshop

10' 8" x 6' 10" (3.25m x 2.08m) Window to the front aspect. Entry via a timber door.

Single Garage

20' 9" x 10' 4" (6.32m x 3.15m) Entry via double timber doors. Power and lighting.

