

The Old Rectory

Great Linford, Buckinghamshire



Jackson-Stops
& Staff



People **Property** Places





A fine example of a restored Grade II Listed former Rectory enjoying a secluded position on the edge of the village and adjoining Linford Manor Park.

Features

- Reception/dining hall
- Drawing room
- Sitting room
- Study
- Kitchen/breakfast room
- Family room
- Cloakroom
- Cellar
- Galleried landing
- Master bedroom suite
- Two further bedroom suites
- Two family bathrooms
- Three further bedrooms
- Play/sitting room
- Mature grounds
- Former orchard

In all approximately 2 acres

For Sale by Private Treaty

The Property

The Old Rectory dates back to the Elizabethan era with later sympathetic extensions in both the Victorian and Edwardian era. The former Rectory is Grade II Listed and constructed mainly of stone under a red tiled roof. Of particular note are the very fine ornamental brick chimney stacks that rise gracefully above the roof line. The property is mentioned in Pevsner's Guide to Historic Buildings in Buckinghamshire.

The Old Rectory was built by the Napier family with Richard Napier ordained and installed as the rector in 1590. Richard Napier was a highly regarded healer and astrologer by the nobility of the time. In its history the property has been used as a hospital and more recently by Derek Walker Associates - a firm of architects who were inspirational in their design of Milton Keynes. It is a widely held view that The Old Rectory, Linford Manor and nearby Alms Houses to be amongst the finest group of period buildings in Milton Keynes.

Whilst retaining many period features the Rectory underwent a full restoration in 2010. The restoration included the introduction of new wiring and central heating systems, along with an overhaul of the leaded light windows, re-plastering, together with new kitchens, bathrooms and top to bottom decoration. It has been transformed into a period family home ideally suited to modern 21st century living.

The mature grounds extend to approximately 2 acres and surround the house providing a high degree of privacy and protection. The grounds are mainly lawned and provide a blank canvas for the new owner to establish their own mark on the property. Planning permission has been granted in the past for the construction of an oak framed double garage with store along with erecting estate gates on the drive.

The Accommodation

A tiled porch leads to the solid oak front door which opens into the impressive central reception hall with tiled floor and oak feature fireplace. A wide dog leg staircase rises to the first floor, and running along the front of the hall is a part panelled wall with window seat.





Across the hall is the well-proportioned drawing room enjoying a dual aspect with views over the rear grounds and featuring a central fireplace with decorative mantelpiece. Lying between the drawing room and study is an internal corridor with steps up to a cloakroom and service loft with original safe.

The study has a cosy feel and in the far corner are steps down to the wine cellar with brick divisions providing storage bins.

The sitting room enjoys commanding views over the front grounds from the bay window. The room has exposed wooden floorboards, part panelled walls and recessed alcove.

Occupying its own wing of the house is the stunning kitchen/breakfast/family room. The breakfast room has a polished oak floor with original fully restored and working Eagle Range and gas stove sitting in the fireplace. The room opens into the modern bespoke handmade Shaker kitchen with textured granite work surfaces along with matching island with stone surface and limestone flooring. Appliances include Stove Range Cooker with seven ring gas hob, Neff microwave, coffee machine, dishwasher and Liebherr fridge. There is a step down into the family room with brick fireplace. The utility room lies off the kitchen with fitted base and full height units, twin butler sink and plumbing for washing machine and dryer.

First Floor

The 18th century oak staircase with turned balustrades and moulded handrail gently rises to the part galleried landing, which could easily provide another reception area or could be used as a library/music room.

Turning left one enters a corridor which leads to the very impressive and well-proportioned master bedroom suite, with walk-in dressing room and well equipped bathroom finished to a high standard. Two further generous guest bedroom suites lie on this floor with the rear suite benefitting from a balcony overlooking the rear garden.



Second Floor

Accessed from either end of the house and currently providing three further bedrooms, along with play/sitting room, family bathroom and loft room.

Outside

The Old Rectory is accessed off the High Street via a gravelled drive which sweeps round to the front of the house. The front and rear gardens are laid to lawn and edged by mature specimen trees and combined with a variety of hedging offer good privacy. A gravelled path runs around the entire perimeter of the house. Lying to the north of the property lies the old orchard which is enclosed by stone walling and overlooks Linford Park and across to The Manor House.

Communications

The village is well positioned with junction 14 of the M1 motorway approximately three miles away. The main line railway station at Milton Keynes is four miles away with Virgin trains taking 30 minutes into London Euston.

Property Information

Services: Mains water, electricity, gas and drainage. Two combination gas boilers. GAH Coldstream pressurised hot water cylinders. Water softener.

Local Authority: Milton Keynes Council
Tel: 01908 691691

Postcode: MK14 5AX

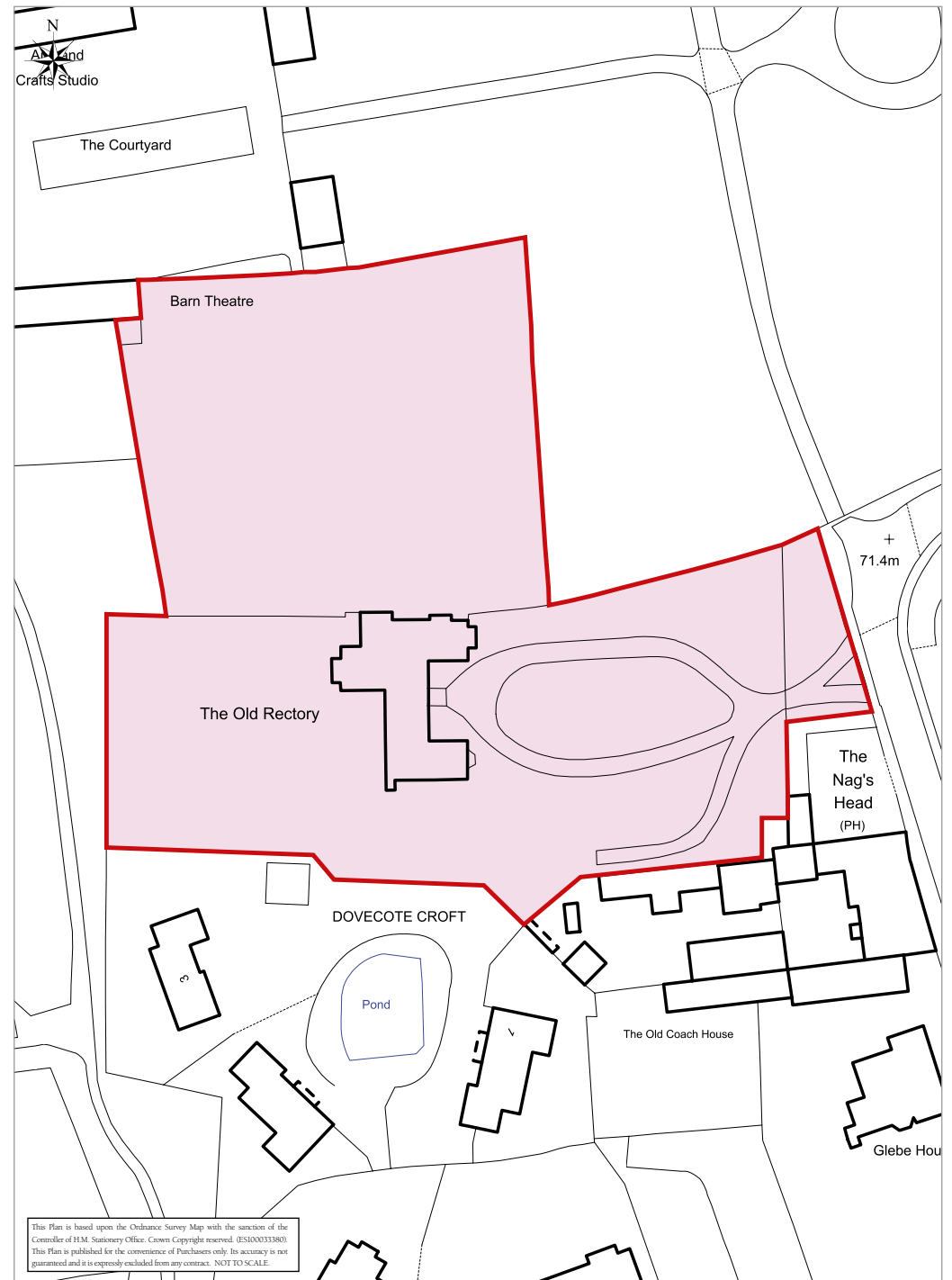
Outgoings: Council Tax Band "H"

Tenure: Freehold.

Right of Way: The Old Rectory enjoys a right of way over the first section of drive as do the properties in Dovecote Croft.

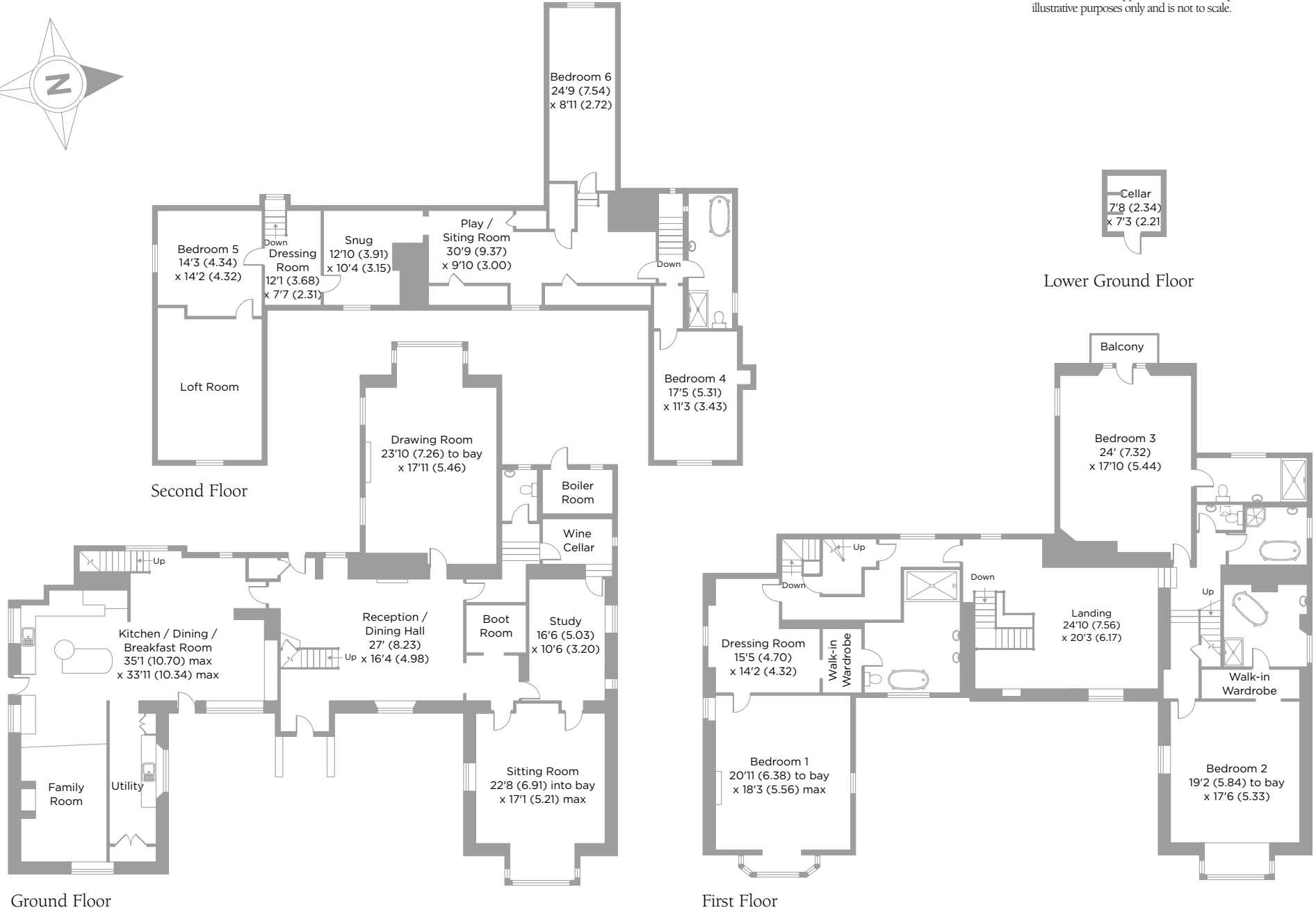
Viewing: Strictly by appointment through the sole agents Jackson-Stops & Staff.
1 Market Place, Woburn, MK17 9PZ. Tel - 01525 290 641.

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Approx. Gross Internal Area: 7359 sq ft 683.6 sq metres

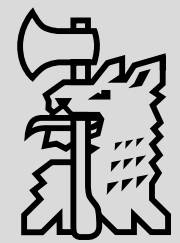
Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Woburn 01525 290641 woburn@jackson-stops.co.uk

1 Market Place, Woburn, Bedfordshire MK17 9PZ

jackson-stops.co.uk



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& Staff

