



South Wing Lavendon Grange
Olney MK46 4HL

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A six double bedroom 17th century period property which is Grade II listed and forms the South Wing of Lavendon Grange. Occupying a secluded location though in no way remote, Lavendon Grange comprises four properties, the South Wing standing in approx. 1.5 acres of private mature garden.

We are favoured with instructions to sell the magnificent South Wing of Lavendon Grange, which is a splendid country property located on the northern tip of Buckinghamshire. The generously proportioned and historically interesting accommodation comprises Six bedrooms; three bathrooms and Two reception rooms. This delightful home displays many period features throughout and also offers self contained gardens. The site as a whole occupies in the region of 1.5 acres with garaging for two cars and further extensive parking available.

Ground Floor

Entrance hall

A solid wooden door opens into a spacious entrance hall with an impressive returning staircase rising to the first floor. Window to the front elevation.

Cloakroom

Suite of low flush WC and washbasin.

Lobby leads to:

Dining room

Dual aspect stone mullion windows with working shutters and window seating. Open fireplace. Wood flooring

Drawing Room

The drawing room has a feature stone built open fireplace and hearth, and two sets of original stone mullion windows each with window shutters and wood panelled window seats. There is oak parquet flooring, a coved ceiling, and two original oak doors with brass furniture.

Kitchen/Breakfast Room

The kitchen/breakfast room has "Amtico" flooring, a central island breakfast bar and a range of base level units with marble work surfaces incorporating a double stainless steel sink and a "Franke" boiling water tap. A fitted dresser has cupboards and display glazed shelving. Built-in appliances include a double "Neff" oven set in an ornamental fireplace surround, an induction hob, a drawer fridge, and a dishwasher. There is a walk-in pantry, and inset ceiling spotlights.

Boot room

A useful room to the rear of the house with a door opening to a courtyard. Cross the courtyard to access lovely country walks.

Utility Room

With low flush WC and sink.





First Floor

At the top of the staircase a lobby leads off the landing giving access to the principal bedrooms and two bathrooms. The Master bedroom and guest bedroom are southerly facing at the front of the dwelling. The Master bedroom has double aspect windows and the guest bedroom has a large walk in wardrobe. On the opposite side of the lobby stands another double bedroom and two full bath/shower rooms. A landing area then leads to an inner lobby with a door opening to a further bedroom with a window to the rear. A staircase ascends to:

Second Floor

The second floor is extremely flexible in usage and could easily form a self contained apartment. Currently laid out as a sitting room with a cloakroom, bathroom and two large bedrooms{ one formerly having been used by those in service, the original bell still remaining}. Access to this area is over a large landing which could quite simply convert into a kitchen to complete what would be a stunning apartment.



Outside

A tree lined gravelled driveway approach leads to private parking, and an oversized detached double garage which incorporates a protected log store within its design. Sited nearby is a secure well house which provides plentiful water for garden irrigation. There are established woodland areas to some boundaries. From the front of the property there is a gently inclining pathway leading to the main garden which has a central lawn and gravelled pathway surround. There are further lawn areas with established shrubs, a rose garden and a kitchen garden with various fruit trees. Within the grounds stands a brick built potting shed which has the potential to be converted to a home office. The formal garden is walled and fenced in its entirety and overlooks open countryside.

Agents notes

The nearby town of Olney is a very desirable market town with a wide high street lined either side by many Georgian and Period buildings. There are first, middle and secondary schools in the town whilst Bedford only some 11 miles distant boasts some of the best private schooling available through the Harpur trust schools. Main line rail providing connections to London and the North is no more than a 25 minute drive departing from either Bedford on the St Pancras line or from Milton Keynes with its southern terminal at Euston. The M1 motorway has access at Junction 14 for Southbound travel or Junction 15 for a Northbound journey. Both Junctions are within a few minutes drive of Lavendon Grange.







Approximate Gross Internal Area
 Ground Floor = 167.7 sq m / 1,805 sq ft
 First Floor = 167.8 sq m / 1,806 sq ft
 Second Floor = 119.7 sq m / 1,288 sq ft
 (Excluding Garage)
 Garage = 32.9 sq m / 357 sq ft
 Outbuilding = 23.4 sq m / 252 sq ft
 Total = 511.5 sq m / 5,508 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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