



Stonhill House, Stewkley, Leighton Buzzard, Buckinghamshire

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A Grade II Listed, village home with rural views and a separate two bedroom annexe.

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### Summary of accommodation

#### Main House

Entrance hall | Sitting room | Living room | Dining room

Study | Kitchen/breakfast room | Utility/boot room

Ground floor bedroom with en suite shower room

Ground floor bathroom

Principal bedroom with en suite bathroom

Three further bedrooms | Family shower room

#### Annexe

Living/dining room | Kitchen

Main bedroom with en suite shower room

Bedroom two | Bathroom

#### Garden and Grounds

Driveway | Lawned gardens | Terrace

**In all about 0.25 acres**



Bucks & Herts  
St Mary's Court  
Amersham  
HP7 0UT  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

William Furniss  
01494 675368  
[william.furniss@knightfrank.com](mailto:william.furniss@knightfrank.com)

## Situation

Stewkley is an attractive, north Buckinghamshire village mid-way between Winslow and Leighton Buzzard. The larger towns of Leighton Buzzard and Aylesbury, which are a short drive away, provide an excellent range of shops and leisure facilities. In addition, the city of Milton Keynes is only 11 miles distant. For the commuter easy access to the M1 can be found at junction 11 whilst the mainline railway station at Leighton Buzzard provides a fast and frequent service to London Euston in approximately 34 minutes. Alternatively, from Aylesbury there is the Chiltern line to London Marylebone in approximately 56 minutes.

St Michaels Church of England Primary School, in the village, provides education for children aged 4 – 11 years. There are Grammar Schools in Aylesbury and a good selection of private schools nearby including Swanbourne Prep School, Akeley Wood School and Stowe School.

## Distances

Leighton Buzzard 5 miles (London Euston 31 minutes)

Winslow 6.5 miles

Aylesbury 11 miles (London Marylebone 57 minutes)

Milton Keynes 11 miles

M1 (J11) 14 miles

Oxford 35 miles

London 51 miles

(All distances and times are approximate)



## Stonhill House

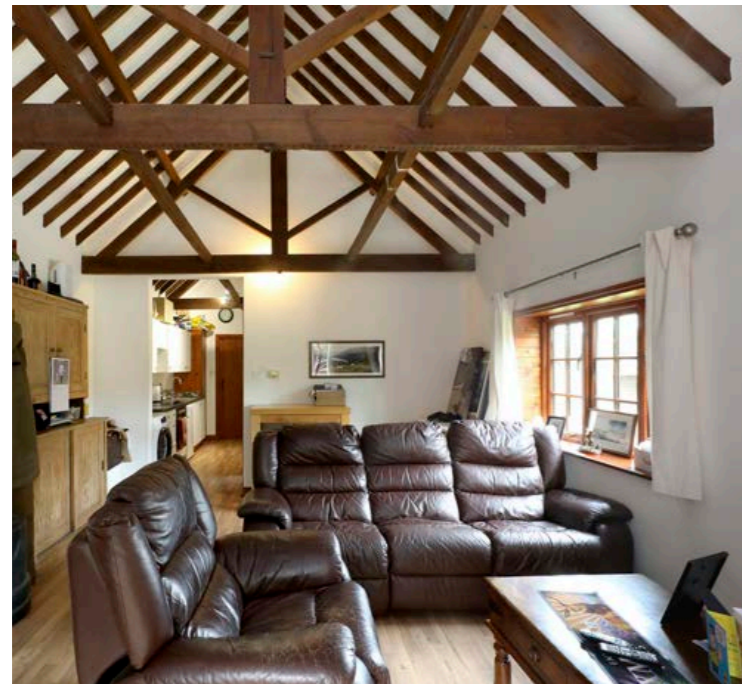
Stonhill House is a lovely, Grade II Listed family home situated in the heart of the village. The part thatched property offers a huge amount of character with many period features throughout, complemented by modern finishes in the kitchen and bathrooms. The flexible accommodation is arranged as shown on the floorplan.

All four of the reception areas are generously proportioned with a good-sized kitchen/breakfast room and separate utility room also on the ground floor. There are four bedrooms and two bathrooms to the first floor with a very useful bedroom five, with an en suite shower room on the ground floor.





The detached annexe offers a comfortable living room, kitchen, two bedrooms, one with an en suite, and a further bathroom.



## Garden and Grounds

Stonhill House is approached from the road across a gravelled driveway leading to either the front of the house or the annexe. There are a number of attractive floral beds and

a large oak tree. To the rear, the gardens are laid mainly to lawn with a paved terrace immediately adjacent to the house. Beyond, the gardens have impressive views over open fields.

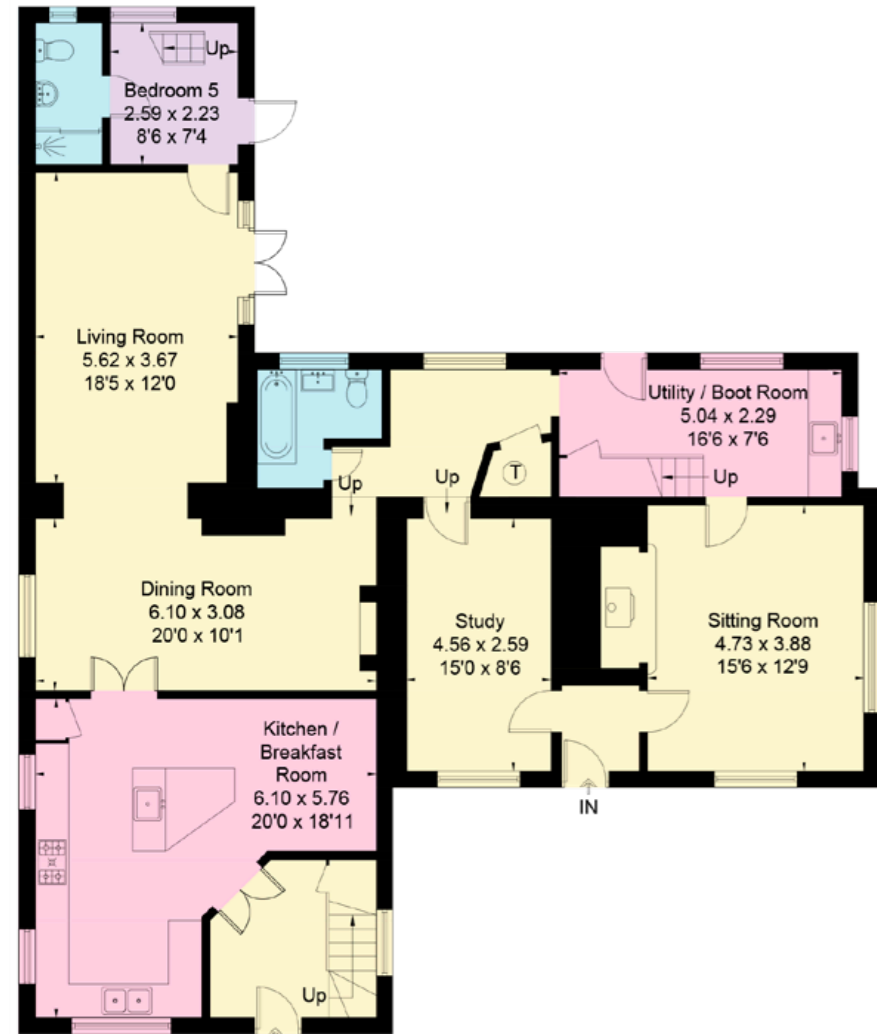
**Approximate Gross Internal Floor Area**

Ground Floor: 1576 sq m / 1,696 sq ft

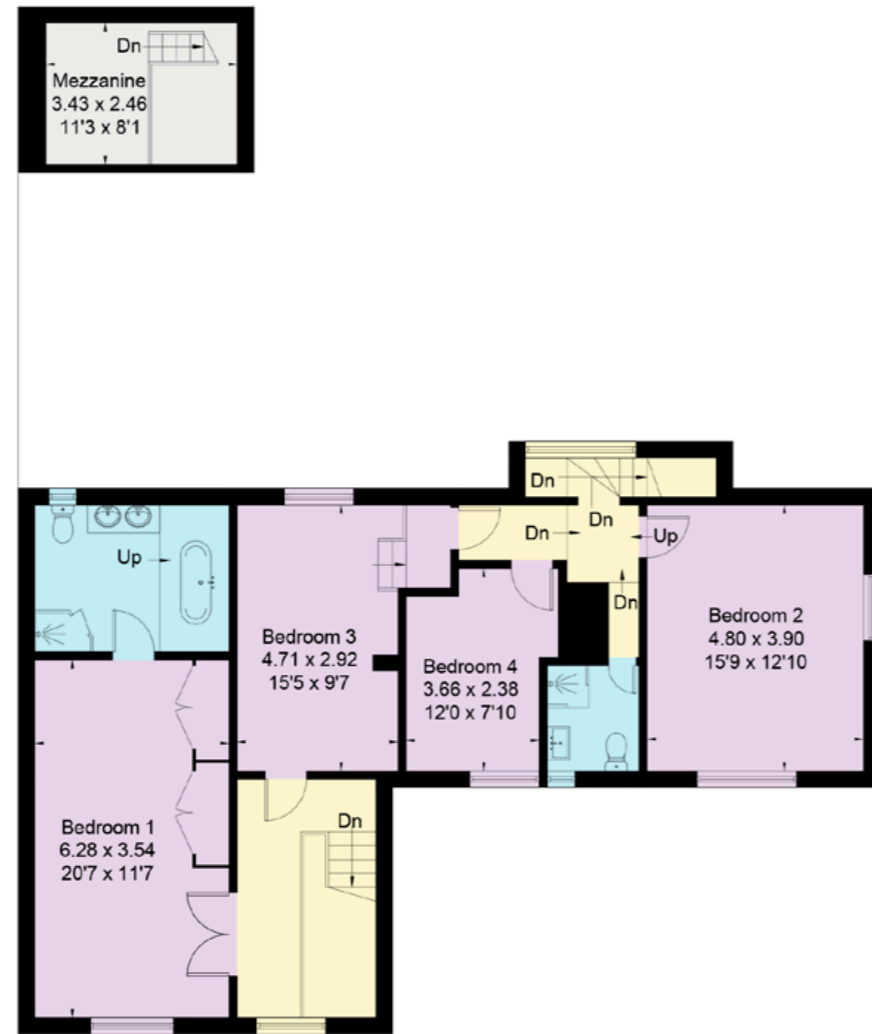
First Floor: 110.8 sq m / 1,192 sq ft

Annexe: 57.6 sq m / 620 sq ft

Total: 326.0 sq m / 3,509 sq ft



Ground Floor



First Floor



Annexe  
(Not Shown In Actual  
Location / Orientation)



**Property information**

**Guide Price:** £1,250,000

**Tenure:** Freehold.

**Services:** Mains water, electricity, gas & drainage

**Local Authority:** Buckinghamshire Council

**Council Tax Band:** Main House - G. Annexe - C.

**Energy Performance Certificate Rating:** Main House - E (rating 52)

Annexe - C (rating 72)

**Postcode:** LU7 0EW

**Viewings**

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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