



## The Mill House

Newport Pagnell  
Buckinghamshire



# An elegant early 18th Century Mill House with charming riverside gardens, stables and paddocks

The Mill House, 43 Mill Street, Newport Pagnell, MK16 8ER

Newport Pagnell town centre 0.1 miles, M1 (Jct 14) 2.4 miles, Milton Keynes town centre  
4.2 miles, Milton Keynes Central station 6.2 miles (32 minutes to London Euston)

## *Features:*

Drawing room | Study | Conservatory | Snug | Office

Dining room | Kitchen/breakfast room | Boot room

Plant room | Cloakroom | Principal bedroom with en suite  
bathroom and dressing room | 4 Further bedrooms, 3 en suite

Family bathroom | Shower room | swimming pool | Cellar

Garage | Stores | American stables and secondary stables

Machinery store | Manège | Horse walker

Gardens and grounds | Paddocks

EPC rating E

About 23.74 acres in all









### *The property*

Listed Grade II being of architectural and historic interest, The Mill House is a magnificent detached period property with almost 6,000 square feet of beautiful accommodation. Constructed of mellow red brick under a pitched clay tile roof the house combines light and spacious reception rooms with comfortable bedroom accommodation on the first floor.

The main formal reception room is the drawing room, with its large sash windows to the front, open fireplace and ornate corning and ceiling rose. There is also a formal dining room with rich panelled walls and a bay window, welcoming plenty of natural light, while the study is also located towards the front of the ground floor, providing space for private home working. At the rear, the 34ft conservatory is a splendid living and entertaining space, with its glass ceiling, panoramic windows and French doors opening onto the gardens. Double doors also lead from the conservatory to the stunning indoor swimming pool with its conservatory-style roof and triple aspect, including French doors opening to the gardens. The swimming pool has a solid floor cover to create and entertaining space.

The well-equipped kitchen features shaker-style units to base and wall level, as well as a stainless steel range cooker and integrated appliances, while the adjoining breakfast room provides space for informal dining, including built-in banquette seating. The breakfast room also leads to further useful living space in the eastern wing of the ground floor. This includes a snug and office area, as well as a boot room for further home storage and appliances.

Upstairs there are six beautifully presented double bedrooms, one of which adjoins the principal bedroom, one of which is currently used as a dressing room. The principal bedroom has extensive built-in wardrobes and a large en suite bathroom with a bathtub, dual washbasins and a shower unit, while three further

bedrooms are also en suite. Additionally, the first floor has a family bathroom.

### *Outside*

The gardens and grounds provide a mature and tranquil setting with manicured lawns studded with mature specimen trees running down to the mill race and further lawns beyond all interspersed with well stocked herbaceous and flowering borders. There are paved terraces for al fresco dining and a safari style gazebo shelter in which to relax and enjoy the beautiful surroundings. The Mill House is exceptionally well equipped for the equestrian enthusiast, including:

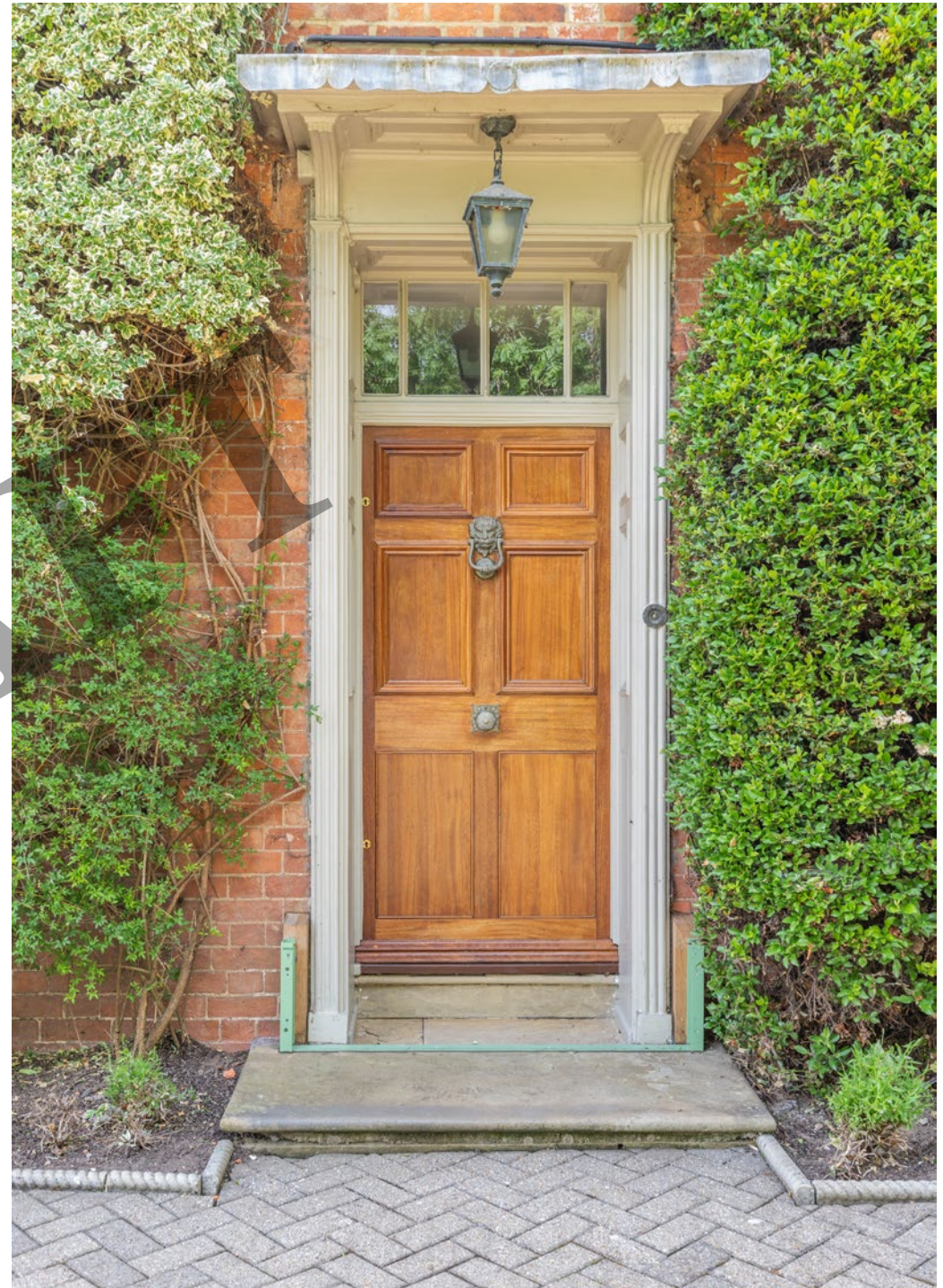
American Stables: a modern open barn with four loose boxes, wash box, tack and rug room together with groom's kitchen facilities and w.c.

Secondary Stables: A traditional barn with an additional four loose boxes together with machinery/hay store.

Storage Barn: with garaging for horse boxes and additional machinery.

Horse walker, all weather manege.

The Paddocks: eight level post and rail fenced paddocks each with water supply and the majority flanking the River Great Ouse.

















### ***Location***

The popular Buckinghamshire town of Newport Pagnell lies in a convenient and well-connected position, just north of Milton Keynes and with easy access to local transport connections. The town provides a wealth of everyday amenities, including high street shops, supermarkets and leisure facilities, while also being within minutes of open Buckinghamshire countryside. The town also provides a choice of primary schooling and a state secondary. Milton Keynes is easily accessible, providing a further choice of shopping, supermarkets, restaurants, bars and cafés, as well as access to the town's extensive parks and open green spaces. There are also further schooling choices in both the state and private sector, including Broughton Manor Prep School and The Webber Independent School. Milton Keynes Central mainline station is a well-connected rail hub, offering services to London Euston from as little as 32 minutes. By road, the M1 is just 2.4 miles away, while the A-road network provides easy access to the surrounding towns and villages.

### ***Directions***

What3Words///huts.deciding.loose

### ***General***

**Local Authority:** Milton Keynes Council  
Tel 01908 657825

**Services:** Mains electricity, gas, water and drainage are connected to the property. Air conditioning is fitted.

**Council Tax:** Band H

**Tenure:** The property is offered for sale freehold with vacant possession on completion.

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not. NB Buyers are informed that the two neighbouring properties have access over the driveway.

**Viewing:** Strictly through Strutt and Parker.

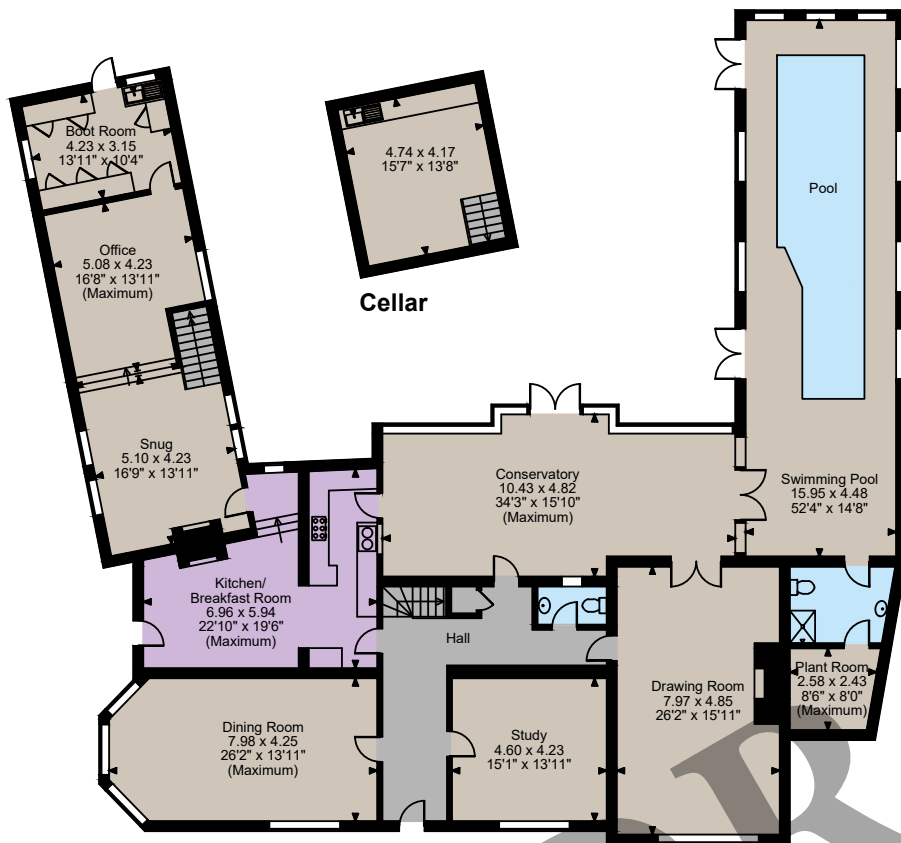
**Guide Price** £3,000,000



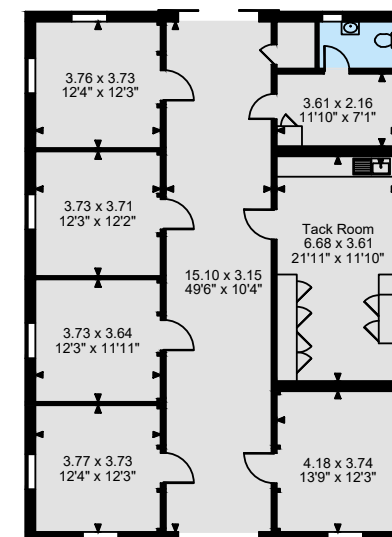
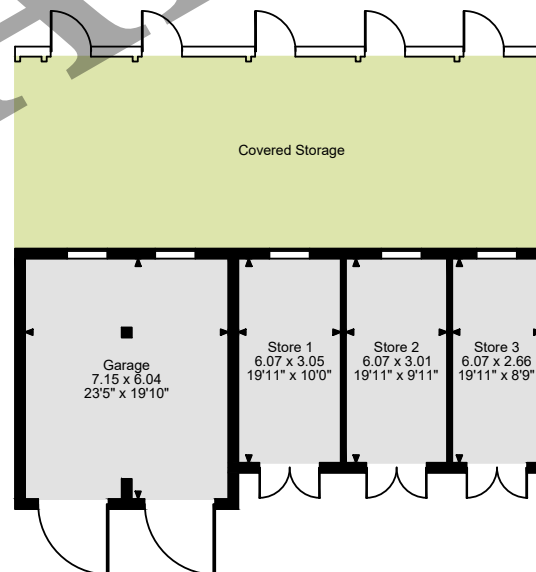
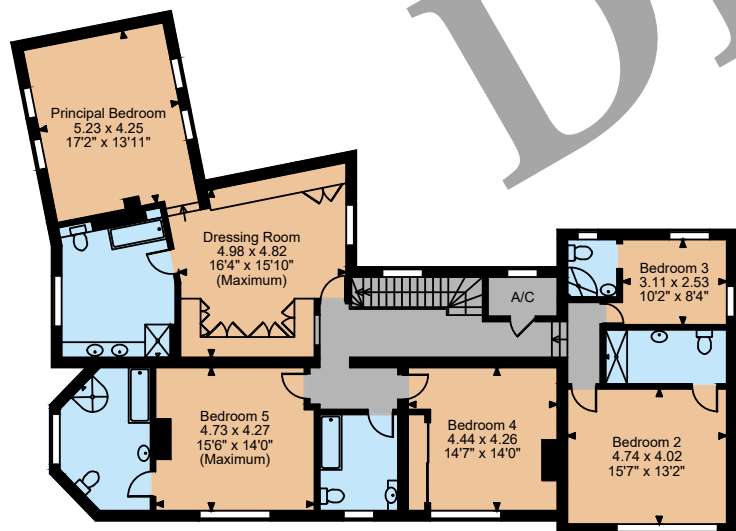
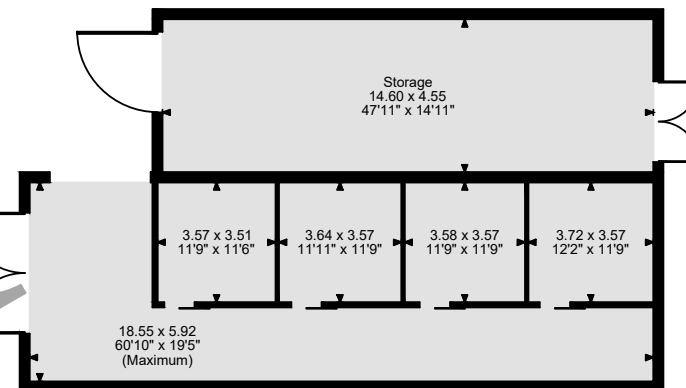
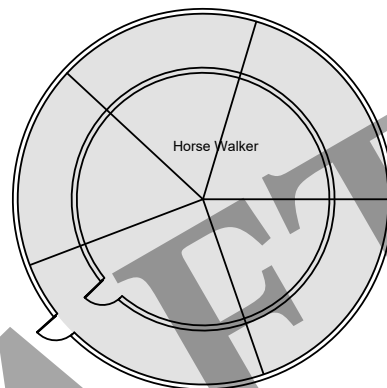
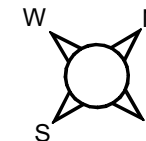








*The Mill House, Mill Street, Newport Pagnell*  
 Main House internal area 5,995 sq ft (557 sq m)  
 Garage internal area 465 sq ft (43 sq m)  
 Stores/Storages internal area 2,533 sq ft (235 sq m)  
 Stables internal area 1,772 sq ft (165 sq m)  
 Total internal area 10,765 sq ft (1,000 sq m)



The position & size of doors, windows, appliances and other features are approximate only.  
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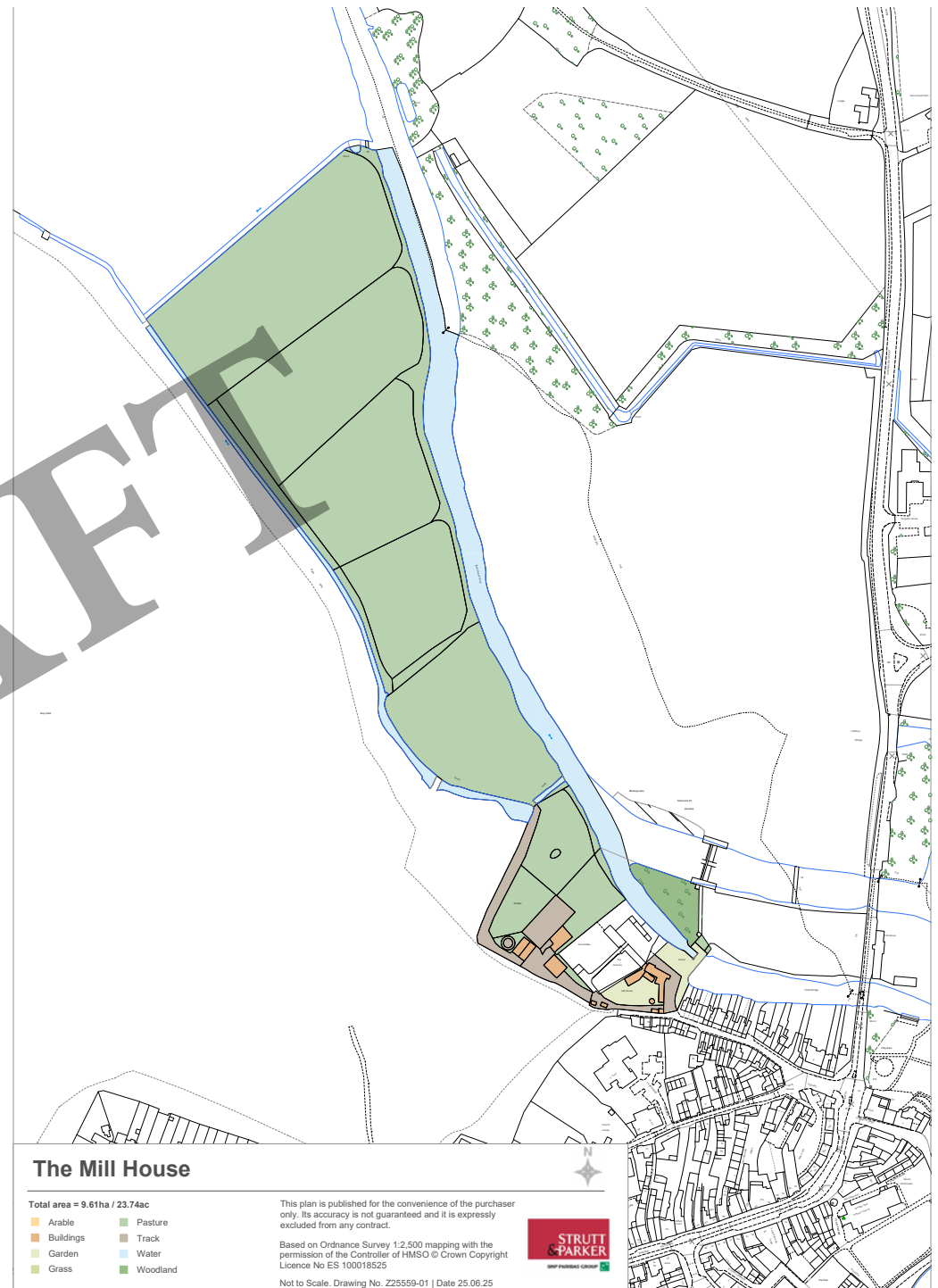
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