



# Shorndown

Mursley, Buckinghamshire



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# An exceptional modern farmhouse built in the vernacular style with far reaching rural views

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Shorndown, Swanbourne Road, Mursley, Buckinghamshire MK17 0JA

Winslow 4 miles, Leighton Buzzard 9 miles (London Euston 35 minutes) Milton Keynes 10 miles  
(London Euston 32 minutes), Central London 52 miles

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## *Features:*

Reception hall | Family room | Sitting room | Kitchen/dining/sitting room  
Walk in pantry | Study | Boot room | Laundry room | 2 Cloakrooms

Principal bedroom suite with dressing room and bathroom  
4 Further bedrooms | 2 Further bathrooms  
Generous landing and seating area

Cinema/Gym/Games room | Outside shower/WC

Traditional stable yard and Grooms Cottage (requiring modernisation)  
Victorian stables and two storey garage | Workshop

Mature gardens and grounds

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About 12.90 acres









### ***Location***

Lying in the heart of the North Buckinghamshire rolling rural countryside, Shorndown is situated on the edge of the pretty village of Mursley and a short distance from Swanbourne. The property has far reaching views over well maintained pasture and arable land.

The village of Mursley offers a busy farm shop with cafe plus church, pub, sports ground and village primary school, whilst Swanbourne includes a church, popular pub, post office/ village store, and primary school. More comprehensive amenities are available in Winslow 4 miles distant or Milton Keynes 10 miles away.

Communications are excellent with fast and frequent trains to London Euston from either Milton Keynes (32 minutes) or Leighton Buzzard (35 minutes). The M1 (J11a) is 18 miles distant and Luton Airport 25 miles away. There is a wide choice of schools in the district with primary schools in Mursley and Swanbourne, Swanbourne House Prep school for boys and girls and Stowe School together with Aylesbury High School for girls and Aylesbury Grammar School for boys.

### ***The Property***

Approached over a private drive lined with mature trees and a beech hedge, Shorndown was built in 2012 of mellow red brick part rendered under a pitched slate roof. The house is constructed in the vernacular style of a substantial Buckinghamshire farmhouse. Internally Shorndown combines light and spacious reception rooms with comfortable bedroom accommodation on the first floor. The house as a whole has been finished to an exceptional standard with enormous attention to detail including moulded cornices, deep skirting boards, double glazed windows and polished limestone floor and the impressive sweeping staircase in the open hallway.

Of particular note is the beautifully appointed kitchen/dining/sitting room with an open double sided central wood burning stove, hardwood and tiled flooring, hand built kitchen units and a four oven Everhot; glazed doors from the Orangery style dining area open onto a paved terrace. Underfloor heating throughout ground and first floor.

On the first floor the bedrooms are approached from a generous landing and the self contained principal bedroom suite enjoys spectacular views over the surrounding countryside. A secret door from the landing gives access to the second floor games room measuring 41ft x 29ft.

### ***Gardens and Grounds***

A York stone terrace with a lawn and hedges wraps around the rear of the house overlooking the formal gardens. Laid mainly to lawn and studded with a selection of mature ornamental and specimen trees the gardens provide an attractive and peaceful setting for the house. In the summer months a cut path meanders through the old orchard and the wild garden beyond. To the west are two well maintained level paddocks ideal for equestrian use.

### ***Outbuildings***

Stable yard. Formerly part of an equine veterinary practice and principally constructed of timber under a corrugated roof, the stable yard now requires refurbishment.

### ***Grooms Cottage***

Constructed of brick under a corrugated roof the Old Grooms Cottage now requires complete refurbishment and could provide attractive two bedroom secondary accommodation.

### ***Victorian Stables***

Constructed of timber on brick footings under a slate roof, the original stables provide four large loose boxes with cobbled floor and mangers, tack and feed rooms, now used for storage, a plant room, a garage, workshop with staircase to hayloft above for further storage.















### ***Machinery Workshop***

Constructed in 2012 of brick, part weatherboarded under a pitched slate tile roof, the workshop provides a further machinery workshop which could be ideal as an outdoor games room or gym.

Outside shower room and gardener's loo  
This is under the generous rear porch and is ideal for winter weather showering of people, dogs and muddy boots.



### ***General***

**Tenure:** Freehold with vacant possession on completion.

**Services:** Mains electricity, gas and water. Drainage is to a private system (we are informed this is compliant) . Gas fired central heating with solar panels. Sky broadband connection

**Mobile Coverage/Broadband:** Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



**Local Authority:** Buckinghamshire Council  
Tel: 0300 131 6000

**Planning:** Planning consent was granted for the demolition of the stable courtyard and the construction of a replacement dwelling (Ref: 03/0159/APP) on 03/07/2003. An extension to this approval was granted on 15/02/2010 (Ref: 10/00187/ACP)

**Council Tax:** Band H

**EPC:** TBC

**Postcode:** MK17 0JA

**What3Words:** ///defaults.paddle.surpasses

**Guide Price:** £3,500,000

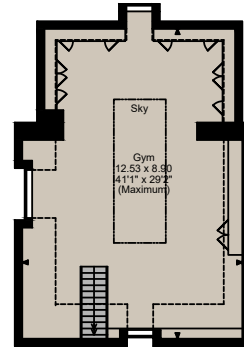
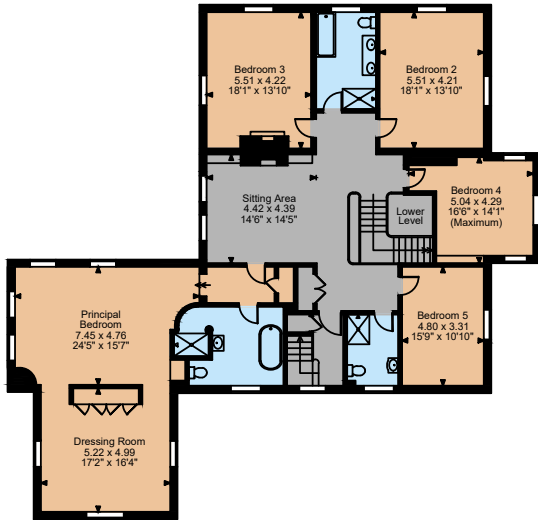
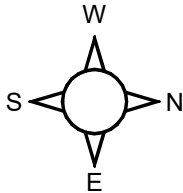








Shorndown, Swanbourne Road, Milton Keynes  
 Main House internal area 6,539 sq ft (608 sq m)  
 Garage/Workshop internal area 722 sq ft (67 sq m)  
 Outbuildings internal area 5,143 sq ft (478 sq m)  
 Total internal area 12,404 sq ft (1,152 sq m)

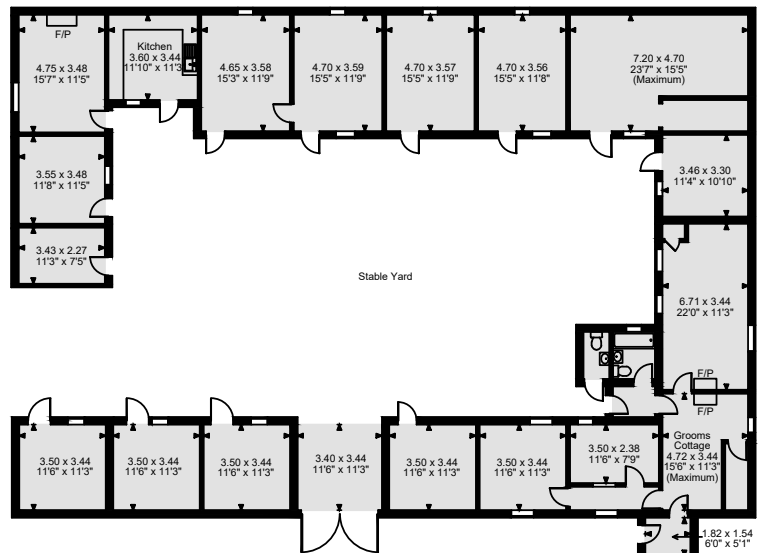


Ground Floor

First Floor



Floor above  
Garage/Workshop



Stable Yard

Grooms Cottage

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

□□□□ Denotes restricted head height

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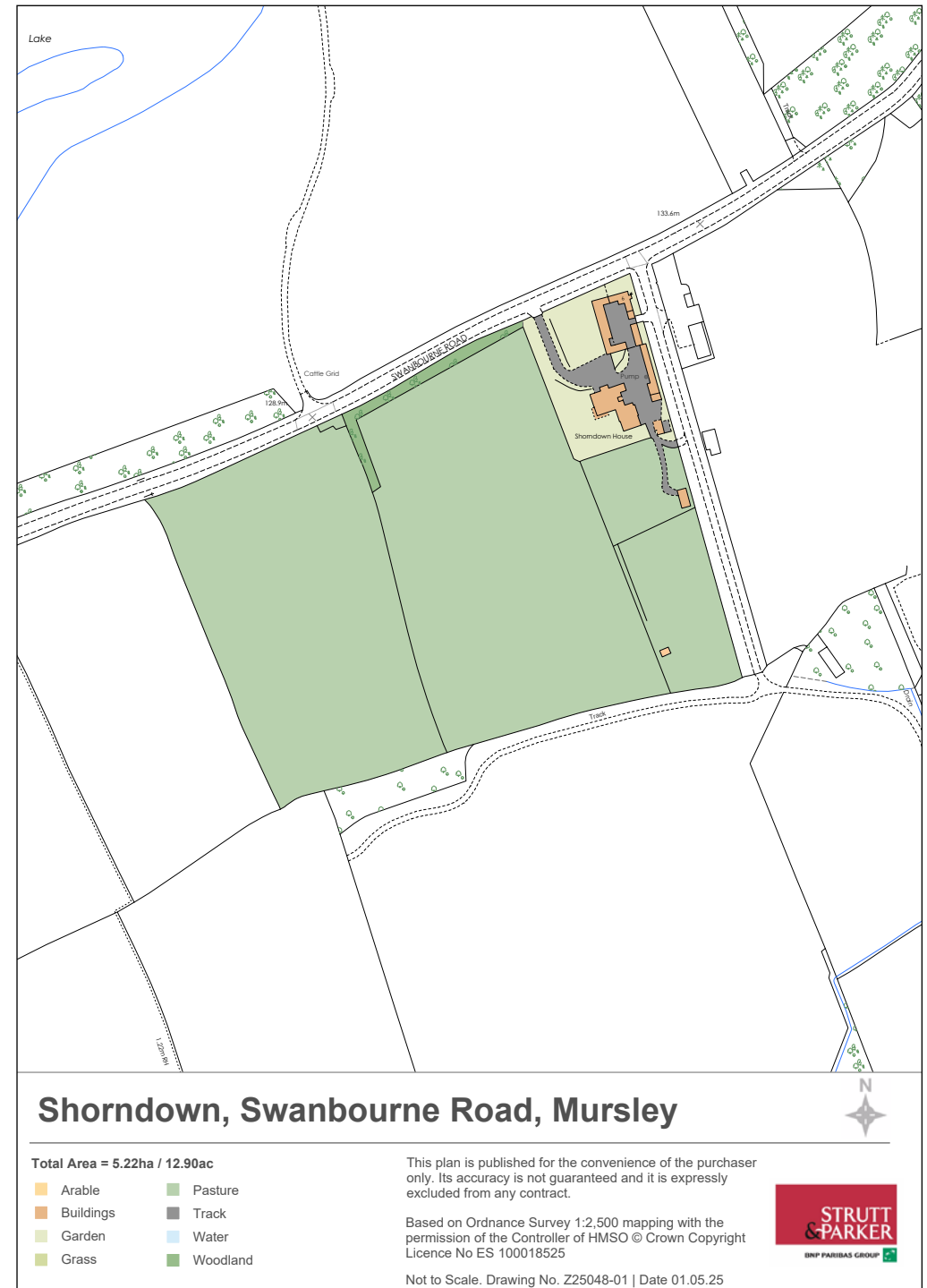
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