



**TWYFORD MILL**

Mill Lane, Twyford, Buckinghamshire, MK18 4HA

**Carter Jonas**

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## **TWYFORD MILL, MILL LANE, TWYFORD, BUCKINGHAMSHIRE, MK18 4HA**

Mill House;

Reception Hall · Drawing room · Sitting room · Dining room · Kitchen Family room · Boot room · Utility Cloakroom · 6 Bedrooms · Box room · 3 Bathrooms

The Granary;

Entrance Hall · Sitting room · Study · Kitchen Breakfast room · Boot room · 3 Bedrooms · 2 Bathrooms

Outbuildings;

Staff Building comprising Hall, Four rooms, Bathroom Three store rooms · Two garages · 3 Open fronted garages. · American style barn with 11 Boxes, Feed room, Tack room · L-Shaped timber stables with 14 Stables and Tack Room

Outside;

Mature Gardens · Parking courtyard · Paddocks, Pastureland · Water Meadow · In all around 41 acres

### **TWYFORD MILL**

Believed to date to the 18th Century with later 19th Century additions Twyford Mill is a Grade II Listed former water mill which offers superb living accommodation.

Large reception hall with door to a well-balanced drawing room with large fireplace. Sitting room with fireplace encasing wood burner. Dining room with exposed beams. Large Kitchen breakfast room with a range of cabinets and space for dining table and sofas. Utility and boot room off. Large principal bedroom with ensuite, five further bedrooms, box room and three bathrooms.

**AN IMPRESSIVE EQUESTRIAN ESTATE COMPRISING A GRADE II LISTED FORMER WATER MILL, SEPARATE THREE BEDROOM COTTAGE, STAFF ACCOMMODATION, STABLE YARD, AMERICAN BARN, GARDENS, PADDOCKS, GROUNDS AND WATER MEADOW**

**IN ALL AROUND 41 ACRES**



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### THE GRANARY

The Granary has a reception hall, sitting room, kitchen, bathroom and three bedrooms with a ground and first floor bathroom.

### OUTBUILDINGS

The Staff building offers potential additional accommodation and comprises an entrance hall, four rooms and a bathroom. The building also has three further storerooms, two garages and a three bay carport.

### GARDENS AND GROUNDS

Approached through wooden gates into a parking courtyard with mature gardens surrounding the properties.

The house land surrounds the property with a range a paddocks, pastureland, and water meadow, with Padbury Brook forming a unique feature as it meanders through the grounds.

In all the ground approach 41 acres.

### LOCATION

Bicester 8 miles (London Marylebone 47 minutes)

Buckingham 8 miles

M40 (J9) 10 miles

Milton Keynes 21 miles (London Euston 32 minutes)

Oxford 22 miles

All times and distances approximate

### DIRECTIONS

Leave M40 J9, take A41 towards Bicester, go through Bicester, heading towards Buckingham on the A4221. After 2.5 miles at the top of the hill, turn right towards Poundon and Goddington. At the T junction in Poundon turn left towards Twyford. The drive to Twyford Mill will be found on the left hand side on a bend before reaching Twyford





THE GRANARY

THE GRANARY

### ADDITIONAL INFORMATION

The seller reserves the right to impose an overage provision on this property, contact our office for more information.

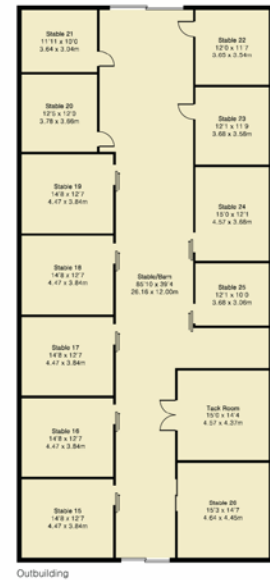
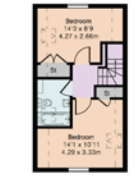
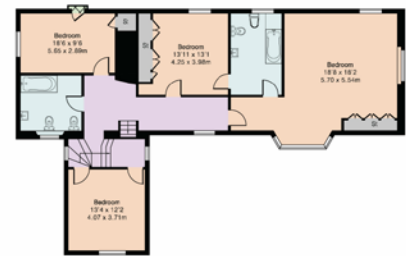
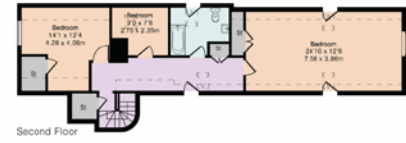
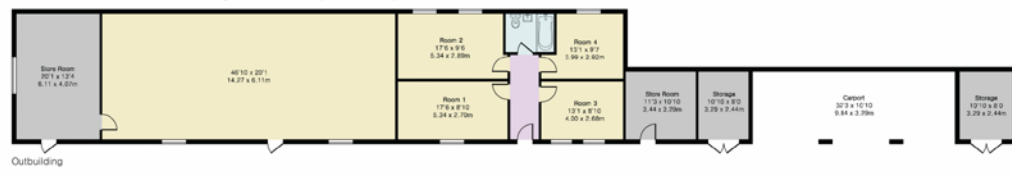
This property is being sold by the Secretary of State for Transport. It was acquired in connection with the High Speed 2 rail project. Purchasers will be buying the property in the knowledge of the HS2 scheme <https://www.hs2.org.uk/>. Restrictions relating to future compensation claims in respect of the scheme will be included in the sale contract. The property is approximately 457m from the line.



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**Approximate Gross Internal Area 13732 sq ft - 1275 sq m**

Ground Floor Area 2262 sq ft - 210 sq m  
 First Floor Area 1392 sq ft - 129 sq m  
 Second Floor Area 849 sq ft - 79 sq m  
 Granary Cottage Ground First Floor Area 1007 sq ft - 94 sq m  
 Granary Cottage First Floor Area 349 sq ft - 32 sq m  
 Outbuildings Area 7873 sq ft - 731 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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