



Upper Hollingdon Farm House | Hollingdon | Buckinghamshire | LU7 0DN

Asking Price £1,100,000

Upper Hollingdon Farm House | Hollingdon Buckinghamshire | LU7 0DN

We are delighted to present an opportunity to move to a charming and spacious five-bedroom country home set in the peaceful Buckinghamshire village of Hollingdon. Offering approx 2937 sq ft of versatile living accommodation including multiple reception rooms, a well-appointed kitchen, generous garden with views and a gated driveway with plenty of off road parking. The property combines character features with excellent family living space. Offered for sale with no upper chain.

- A beautiful five bedroom farm house in a peaceful rural position in Hollingdon, Buckinghamshire.
- Five well-proportioned double bedrooms, including a generous principal bedroom. Two en-suite shower rooms.
- Well-appointed kitchen with central island, range cooker and extensive storage, opening to the garden room and dining room.
- Spacious accommodation extending to approximately 2,937 sq ft arranged over two floors plus detached garden office and carport.
- Four reception areas, including a living room with feature fireplace and a large sitting room with inglenook fireplace and wood-burning stove.
- Separate dining room with traditional feature AGA, an ideal space for family meals and entertaining.

Welcome to Upper Hollingdon Farm House

Approached via a quiet country lane, the farm house presents an attractive and characterful frontage, blending traditional materials with a welcoming, well-maintained setting. The handsome white-rendered elevations are complemented by red brick detailing and a slate roof, creating a timeless rural aesthetic. A generous gravel driveway provides extensive parking and leads to a timber-framed carport, while low stone boundary walls and mature planting frame the front of the home. The central entrance is sheltered by a charming oak-framed porch with a pitched roof, opening to a solid timber front door and giving the house an immediate sense of warmth and arrival. Symmetrically arranged cottage-style windows enhance the period character, while the wide frontage and open forecourt create an impressive sense of space, perfectly suited to its peaceful countryside setting.

Entrance Hall

The welcoming entrance hall provides access to the principal ground floor accommodation, including the main living room and a further reception room, both offering generous spaces for relaxing and entertaining. From the hall there is also access to a shower room/cloakroom and the staircase rising to the first floor, while internal doors lead through to the kitchen and adjoining utility area, which in turn connects to the garden room and the rest of the ground floor living space.





Downstairs Shower Room

The ground floor shower room is well-appointed with a modern suite, comprising a walk-in shower enclosure with contemporary tiling, a low-level WC and a wash hand basin. Finished in neutral tones, the space is both stylish and practical, complemented by a heated towel rail and useful built-in storage.

Living Room

The sitting room is a spacious reception room, featuring exposed beams and an impressive brick inglenook fireplace with a wood-burning stove that creates a striking focal point. Dual-aspect windows allow plenty of natural light to fill the room, while the generous proportions provide ample space for a variety of seating arrangements. The room's blend of period features and comfortable layout gives it a warm and inviting atmosphere.

Family Room / Study

The living room is a bright and inviting reception space, centered around an attractive feature fireplace with a traditional surround and decorative tiled inset, creating a natural focal point to the room. Being a dual aspect room there are large windows to the front and rear elevation allowing plenty of natural light to fill the space while offering pleasant views of the surrounding greenery. The room provides ample space for comfortable seating and entertaining. Currently utilised as a study this is a versatile space to suit a variety of requirements.

Kitchen

The kitchen is a generous and well-appointed space, fitted with an extensive range of shaker-style cabinetry complemented by solid work surfaces and a central island that provides additional preparation space, integrated wine storage and breakfast bar seating. A traditional range cooker forms a focal point, ideal for keen cooks, while ample storage is provided through a combination of base units, wall cabinets and open shelving. Benefitting from integrated under counter appliances including fridge, freezer and dishwasher. A window above the sink allows natural light to fill the room, and the layout comfortably accommodates everyday family life as well as entertaining. The kitchen opens through to the adjoining garden room and dining room, creating a bright and sociable flow between cooking, dining and relaxation areas.

Dining Room

The dining room is a spacious room, ideal for both everyday family meals and entertaining. Exposed beams add to the home's period charm, while a large window allows plenty of natural light to fill the space. There is ample room for a substantial dining table and chairs, and a traditional AGA set within a recessed fireplace creates an attractive focal point. The room enjoys an open connection to the kitchen and leads through to the garden room, providing a sociable and well-connected layout for modern living.

Utility Room

The property also benefits from a useful utility room, providing additional space for laundry appliances and further storage. This practical area helps to keep the main kitchen free for cooking and entertaining while offering convenient space for everyday household tasks. There is a double sink and a second integrated dishwasher, perfect for entertaining.

Garden Room

The conservatory is a bright and spacious addition to the home, enjoying an abundance of natural light from its wraparound windows and central roof lantern. Overlooking the garden, it provides a versatile space ideal for relaxing, dining or entertaining, with double doors opening directly onto the outside. Its open connection to the kitchen and dining areas creates a sociable flow while offering a pleasant outlook over the surrounding greenery. The garden room has been used as a play room due to being close to the kitchen, so it can be enjoyed in a variety of ways.

Principal Bedroom

The principal bedroom is a generously proportioned well presented room, enjoying a light and airy feel with a large window overlooking the surrounding countryside. The room offers ample space for a king-size bed and additional furnishings, with attractive panelled detailing creating a stylish feature behind the bed. Its generous proportions also allow space for a seating area. The current family utilise bedroom three as a spacious dressing room.

En-Suite

The principal bedroom is served by an en-suite shower room, fitted with a modern walk-in shower, low-level WC and wash hand basin. Natural light from the window enhances the space, while neutral tiling and contemporary fittings create a clean and practical finish.

Bedroom Two

Bedroom two is a comfortable double bedroom enjoying a pleasant outlook from the front-facing window, allowing plenty of natural light into the space. The room benefits from fitted wardrobes providing useful storage and also features an attractive decorative fireplace that adds character.



En-Suite

The second bedroom is served by its own en-suite shower room, fitted with a walk-in shower, wash hand basin with vanity storage and a low-level WC, finished in a clean and contemporary style.

Bedroom Three

Bedroom three is a spacious a double bedroom, featuring fitted wardrobes that provide excellent built-in storage. A window to the front elevation allows plenty of natural light into the room, while the generous floor area comfortably accommodates a variety of bedroom furnishings.

Bedroom Four

Bedroom four is currently arranged as a children's bedroom. Enjoying three windows flooding the room with natural light to fill the space. A further spacious room comfortably accommodates bedroom furniture or another study area.

Bedroom Five

Bedroom five is a bright room, featuring a window that allows plenty of natural light and provides pleasant views over the surrounding area. The room comfortably accommodates a double bed and wardrobes. There is a very generous built in wardrobe providing storage.

Family Bathroom

The family bathroom is a spacious and well-appointed room, featuring a freestanding roll-top bath that creates an attractive focal point. A large window allows natural light to fill the space, while contemporary tiling provides a stylish contrast to the traditional-style bath. The room also includes a low-level WC.

Garden

The property enjoys a generous rear garden with stunning views over open countryside beyond. Predominantly laid to lawn and bordered by mature trees and hedging. A paved terrace and adjoining decked seating area sit directly behind the house, providing an ideal setting for outdoor dining and entertaining while overlooking the garden. On the patio there is a hot tub to enjoy all year round.

Car Port

A double timber car port offers excellent covered space for vehicles and further storage.

Garden Office

A newly erected garden room is a perfect space to be used as a work from home study as it benefits from power, lighting and internet can be accessed as well. Alternatively it would make a perfect gym or garden bar for entertaining.

Local Area

Tucked away in the rural Buckinghamshire countryside, Hollingdon is a small and peaceful hamlet situated just outside the village of Soulbury, surrounded by open farmland and attractive countryside. Everyday amenities can be found nearby in Soulbury and the neighbouring village of Stewkley, while a more comprehensive range of shopping, leisure and dining facilities are available in the nearby market town of Leighton Buzzard and the city of Milton Keynes.

The area is well served for schooling with local options including St Michaels Church of England School in Stewkley and High Ash Church of England School in Great Brickhill. Secondary education is available nearby at The Cottesloe School in Wing, while Buckinghamshire's highly regarded grammar schools can be found in Aylesbury and the surrounding area.

For commuters, both Leighton Buzzard railway station and Milton Keynes Central railway station offer fast and frequent services to London Euston, making the location attractive for those travelling into London and the wider region. Road connections via the A418 and A4146 provide convenient access to Aylesbury, Leighton Buzzard, Milton Keynes and the surrounding towns, while the nearby countryside offers excellent opportunities for walking, cycling and enjoying the rural setting that characterises this part of Buckinghamshire.

Material Information

About the property; Council Tax Band: G (Buckinghamshire Council), Construction Materials: Traditional

Utilities; Electricity supply: Mains, Water supply: Mains, Sewerage: Septic Tank, Heating: Gas Mains, Broadband: Fibre, Broadband speed: 1000Mbps, Mobile coverage: 3G

Parking; Availability of parking: Car Port and Private Driveway

Issues with potential impact; Property accessibility adaptations: None known, Building safety: None known, Planning permission or proposed developments: None known, Flood risk: No, Coastal erosion risk: No, Coalfield or mining area: No, Restrictions: No, Rights & easements: No

Marketing; Sale price: £1,100,000, Tenure: Freehold





Approximate Gross Internal Area
 Ground Floor = 144.3 sq m / 1,553 sq ft
 First Floor = 111.6 sq m / 1,201 sq ft
 Garden Room = 17.0 sq m / 183 sq ft
 Total = 272.9 sq m / 2,937 sq ft
 (Excluding Void / Carport)

First Floor

- Bedroom 3: 5.15 x 3.15 (16'11" x 10'4")
- Bedroom 2: 4.06 x 3.20 (13'4" x 10'6")
- Principal Bedroom: 5.23 x 3.89 (17'2" x 12'9")
- Bedroom 4: 4.92 x 2.61 (16'2" x 8'7")
- Bedroom 5: 3.93 x 2.44 (12'11" x 8'0")
- Void
- Stairs: Dn

Ground Floor

- Garden Room: 6.10 x 3.37 (20'0" x 11'1")
- Kitchen: 4.95 x 4.41 (16'5" x 14'6")
- Dining Room: 5.06 x 3.15 (16'7" x 10'4")
- Living Room: 5.21 x 5.08 (17'1" x 16'8")
- Family Room / Study: 5.25 x 3.20 (17'3" x 10'6")
- Utility Room: 3.63 x 2.66 (11'11" x 8'9")
- Stairs: Up
- IN

(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)

Carport: 6.03 x 5.08 (19'9" x 16'8")

Illustration for identification purposes only, measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Fine Homes Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Pine View
 Duck End
 Great Brickhill
 Milton Keynes
 Buckinghamshire
 MK17 9AP
 01525 261100
 enquiries@finehomesproperty.co.uk
 www.finehomesproperty.co.uk