



Portway  
Hardwick

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Bonnars & Babingtons







A substantial & elegant 4 bedroom country house with separate detached bungalow with out buildings, stables & arena set in 1.23 acres of grounds & paddock. The perfect home for multi-generational families or those looking to create an accommodation income. Multiple dwelling tax relief may apply.

Portway, Buckingham Road, Hardwick, Buckinghamshire, HP22 4EF

OIEO £1,250,000

- Substantial 4 Bedroom Country House
- Separate Detached Bungalow
- 3 Reception Rooms
- Spacious Kitchen/Diner
- Set within 1.23 Acres
- Paddock & 3 Stables
- Various Out Buildings
- Potential to Create Accommodation Income
- Purpose Built Gym
- Multiple Dwelling Tax Relief May Apply



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## Location

Hardwick is a small village built on a low hill in the Vale of Aylesbury, set just off the A413 with the county town just three miles to the south and Whitchurch just one mile to the north which has a primary school. Hardwick has its own pre school and there is a church of Anglo Saxon origins in the graveyard of which are buried the remains of Cavaliers and Roundheads who fought in the battle of Aylesbury in 1642. The village has some 16th and 17th Century thatched cottages, together with a fine timber framed Manor Farm House and some more modern homes. This popular hamlet is ideally situated for quick access to Aylesbury with its mainline station and shopping facilities and Winslow with its East West railway line which is approximately ten minutes drive. There are a number of footpaths and bridleways across the open and undulating surrounding countryside





## Description

Portway is set back from the road and can be accessed through its own private gated horse shoe driveway, where there is ample parking for cars, motor home or horse box.

The main house consists of: entrance hallway with space for coats and shoes opening into the main hallway where all rooms lead from. There is a generous formal triple aspect reception room with decorative ceiling, pretty bay window, wood burning stove and French doors opening into the conservatory with doors to the garden.

There is also a spacious dining room with solid wood flooring, which connects to another reception/snug room and then continuing into the boot room and then kitchen.

The boot room has ample storage options and a door to the side of the property, ideal for mucky dogs or children. The kitchen which is the real heart of the home, a great place for informal gatherings or simply a focal point for a family at the end of a busy day, which can be accessed either from the boot room or the main hallway. The kitchen has ample eye and waist level storage, a sociable middle island, range cooker, integrated dish washer, space for white goods and French doors to the patio and garden. There is also a downstairs cloakroom.

### First Floor

There are four good size double bedrooms, with two of the bedrooms boasting built in wardrobes and ensuite facilities, either could be the master bedroom. There is also a family bathroom with bath and overhead shower, plus a spacious loft room that could serve many uses.



### The Detached Bungalow/Annex/Outbuildings

The self contained detached bungalow/annex provides one bedroom, a good size kitchen and reception room, conservatory and bathroom. There could be an opportunity to extend subject to relevant planning consent.

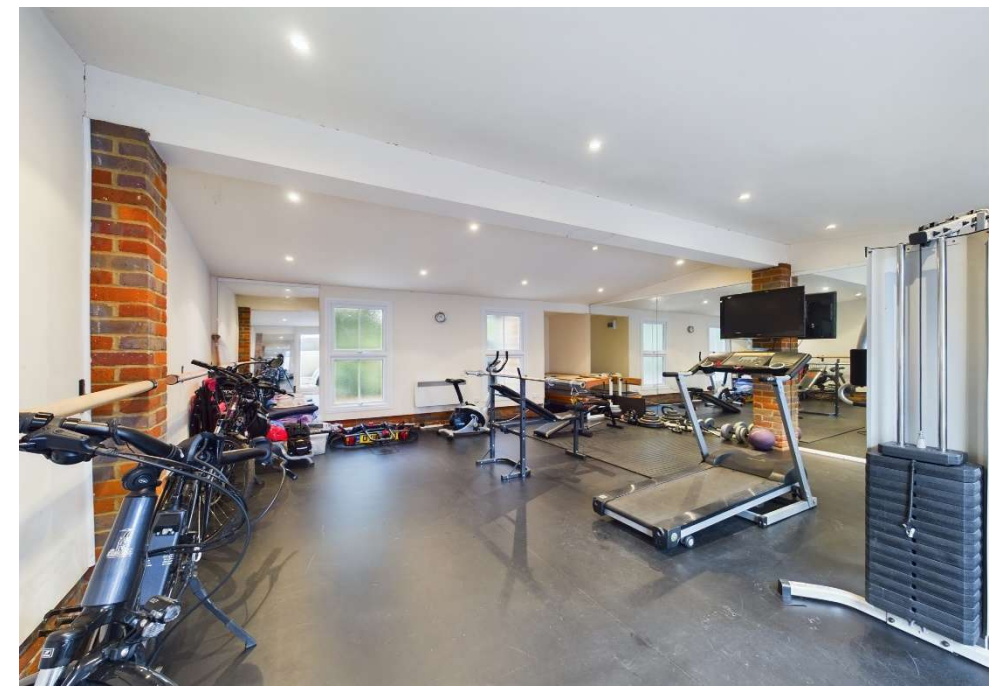
In addition to the annex there is a large purpose built gym with full power and lights, a further auxiliary building with power, lights and plumbing that could be converted into accommodation if required,

### For Animals

There are three stables and a storeroom along with an all weather rubber/sand arena and paddock.

Other notable features include: Oil central heating for the main house and annex, double glazing and boarded loft with pull down ladder. Please note the property is on private septic tank drainage, that is in full working order and will not be changed.





## General Remarks and Stipulations

### Tenure

Freehold

### EPC Rating

Band E – Main House

### Local Authority

Buckinghamshire Council

### Viewing

Strictly by appointment with Bonners & Babingtons

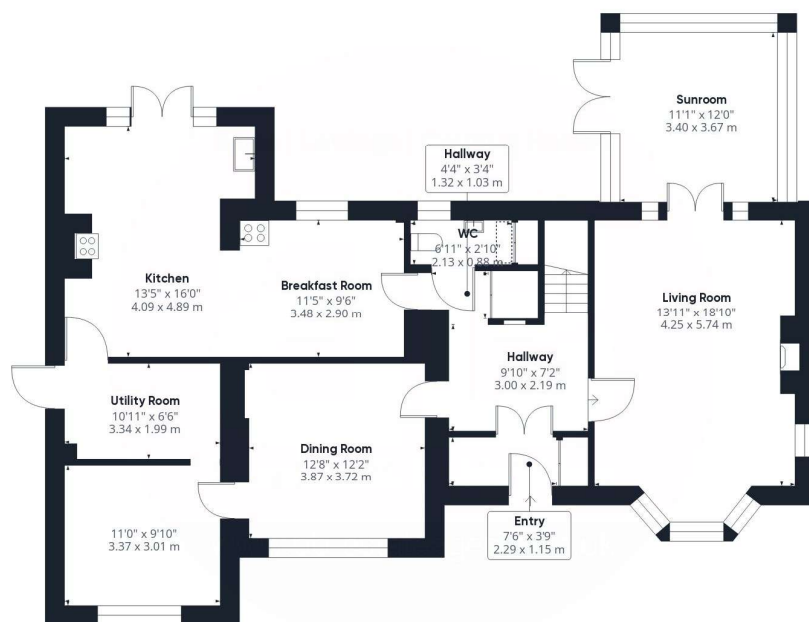
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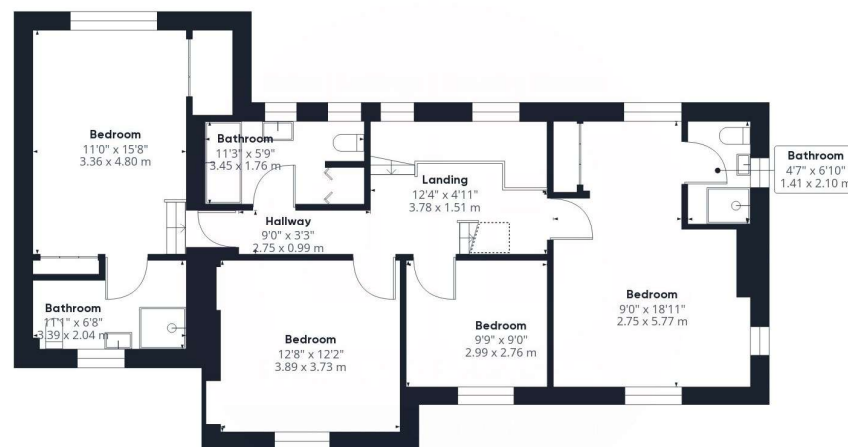
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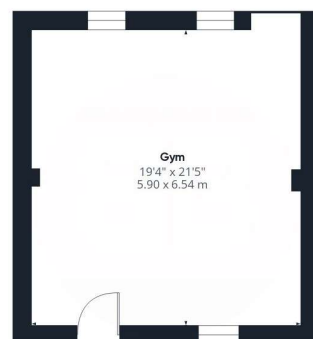
Ground Floor Building 1



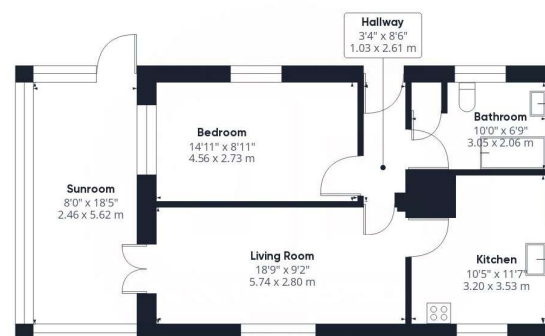
Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area<sup>(1)</sup>

3538.62 ft<sup>2</sup>

328.75 m<sup>2</sup>

Reduced headroom

82.88 ft<sup>2</sup>

7.7 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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