

The Old Rectory, Church Lane, Milton Parva

A substantial Georgian rectory in mature gardens beside the church at Milton Parva.

Guide price
£1,150,000



BEDROOMS

5

BATHROOMS

3

RECEPTIONS

3

TYPE

Detached house

TENURE

Freehold

About this property

The Old Rectory is a Grade II listed Georgian house, its pale stone facade with pillared porch and sash windows approached over a sweeping gravel drive, standing in mature gardens of approximately two thirds of an acre beside St Botolph's church. The accommodation comprises a reception hall with flagstone floor, drawing room, dining room and study, each with working fireplaces and shuttered sash windows, together with a breakfast kitchen fitted in muted heritage blue around an oil-fired Aga.

A secondary staircase rises from the rear hall, and the cellars provide useful storage and a wine store. To the first floor are four bedrooms and two bath or shower rooms, with a fifth bedroom and bathroom on the second floor enjoying views across the village towards the water meadows. The house has been sensitively maintained, with the roof overhauled in 2019 and a new oil boiler fitted in 2023.

Outside, the gardens are a particular feature, with a walled kitchen garden, espaliered fruit trees and a wide south-facing lawn shaded by a cedar planted, it is said, when the house was built. A carriage driveway provides ample parking and leads to a detached double garage with a loft room above, subject to the usual consents offering scope for a studio or home office.

Key facts

- Grade II listed
- Council tax band H
- Gardens of approximately two thirds of an acre
- Oil-fired central heating and Aga
- Detached double garage with loft room

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Gallery

