





A stunning Five bedroom stone built barn conversion with a walled garden and five bay open fronted garaging, with a large storage area above, which may offer scope for a variety of uses subject to planning. Set in a tranquil location and enjoying views over open farmland, whilst being accessible to major commuter links.

The Old Granary is approached from a gated and sweeping gravel driveway, converted from an original stone barn, it has been transformed in to an impressive family home enjoying far reaching countryside views.

#### Seller's Insight

"We found The Old Granary twenty eight years ago when it was just a messy building site down a quiet single track road between the villages of Finmere and Water Stratford. The main structure was in place but doors and windows and staircase were not yet in place, so we had to climb an outside ladder to get an idea how the finished article would look. The developer was very accommodating and was happy for us to have some input into the room layouts and details of the kitchen and bathrooms.

We were so enthusiastic about the idea of living in a barn conversion in the countryside, but not far from local market towns and the M1 and M40 which allowed us easy access to venues for our hobby of dog-showing, that we returned for a second visit a couple of days later and put in an offer there and then.

Over the years we have updated and improved the kitchen and first floor bathrooms and developed the garden areas. We have thoroughly enjoyed living in this beautiful and spacious old building and will be

sorry to leave. "

The property offers a fantastic opportunity for modern family living, with three large reception rooms it offers the flexibility for formal dining in the large dining room, which is just off the kitchen, entertaining with friends and family in the stunning sitting room and cosy evenings in the family room for both teenagers and adults alike.

The kitchen/breakfast room is fitted with a generous number of floor and eye level units and integrated appliances all complimented by tiled flooring. It is a light and spacious room enjoying views over the walled garden and could easily be described as the heart of this lovely family home. The utility room is practical and leads off the rear lobby, where there is also access to the rear garden.

The current owners have used the ground floor bedroom for guest accommodation because it not only has it's own en-suite, but also a door leading directly out to the rear garden, making it quite self contained.

To the first floor there are three large double bedrooms and a smaller double, currently being used as a study, all boasting vaulted ceilings and original beams. The master is a particular wow with a large dressing area and en-suite shower room.

Outside the property the rear garden is completely secure, enclosed by part of the original wall it offers the perfect space for AL-fresco dining and relaxing on long summer evenings.

To the front the property is accessed by a pair of five bar wooden gates, a gravel driveway with lawn to either side leads to the open bay garages, an asset to any potential buyer who has several vehicles.

The large storage area over the garaging has original timbers and lots of character, it has been used as storage, but could offer the flexibility for a number of uses subject to planning.

Location – Nearby Water Stratford is a beautiful village located around three miles West of Buckingham and is conveniently located for the M40 which provides access to Birmingham, Oxford and London in addition to the train network providing an easy commute to Marylebone in around 45 minutes.



QUADRANT  
VILLAGE HOMES





Accommodation comprises:

Ground Floor - Kitchen/breakfast room, Sitting room, Dining room, Family room, Utility room, W.C, Hallway, 5th Bedroom

First Floor - 4 Double bedrooms, the master with en-suite, family bathroom.

Outside - 5 Bay open garaging with large storage area above with power and lighting  
Secluded walled garden to the rear and large driveway to the front.

\* Please note some of the photographs are from a previous listing and may not be up to date \*











FIRST FLOOR

The Old Granary, MK18 4AT

Ground Floor Area 1981 Sq.ft / 184 sq.m

First Floor Area 2088 Sq.ft / 194 sq.m

Open Bay Garaging 1076 Sq.ft / 100 sq.m



Total Approx. Floor Area (Excluding Carport) 378 Sq.ft / 4069 sq.m

Total Approx. Floor Area (Including Open Bay Garaging ) 5167 Sq.ft



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>68</b>
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



