



Leckhampstead Road, MK19 6BY

Oldstone Place Leckhampstead Road
Wicken
Northamptonshire
MK19 6BY

Offers In Excess Of £1,950,000

Oldstone Place is a rare gem set discreetly into the much sought after village of Wicken and provides a quiet country village atmosphere whilst having incredible access to all the amenities you could need and a 35 minute train to London.

This stunning property is Grade II Listed, originally built in the 1850s, and offering living accommodation in excess of 5,000 sq ft. The current owners stripped back the whole building in 2016 and have remodeled almost every aspect, connecting the two side barns in with the main house and creating another floor by converting the loft space. The accommodation offers, four reception rooms, a large bespoke kitchen/dining room, cloakroom, office, and a utility/boot room on the ground floor. The first and second floors boast five double bedrooms, all with their own en-suite bath/shower rooms. Set in an acre of mature and well tended gardens, the extensive driveway parking leads to a triple bay oak, open fronted garage. Oldstone Place oozes the original charm of a period property and has been developed into a home that offers modern, high specification, contemporary living.

- DETACHED STONE RESIDENCE OF OVER 5,000 SQ FT
- FIVE DOUBLE BEDROOMS ALL WITH EN-SUITE BATH/SHOWER ROOMS
- FOUR RECEPTION ROOMS
- BESPOKE KITCHEN/DINING ROOM
- SPACIOUS DRAWING ROOM
- FEATURE DOUBLE HEIGHT CENTRAL HALL
- STRIKING WORK FROM HOME OFFICE
- CAT5 DATA & SOUND NETWORK
- ALL ROUND WIFI
- AN ACRE OF FORMAL GARDENS





Ground Floor

The property is entered via a glazed front door into the entrance hall. French doors lead to the courtyard garden. Stone floor. Exposed stone wall. Door leading to the internal hallway. Door to kitchen/dining room. Door to the cloakroom.

The cloakroom has a suite comprising low level w.c. and wash hand basin. The kitchen/dining room has a full height vaulted ceiling and access leading out to the courtyard. The kitchen is fitted with an extensive range of hand-built solid oak units to wall and floor with granite worksurfaces over. Appliances include Miele top of the range conventional oven, combination/steam oven and warming/slow cooking "Sous Chef" oven. A six ring induction hob is set into the central island along with an inset sink unit and Quooker boiling tap. Integrated dishwasher and wine fridge, space and plumbing for an American style fridge/freezer and a second inset double sink. Stone floor with underfloor heating. The utility room/boot room is located off the inner hallway and has a range of floor to ceiling cupboards incorporating the oil fired boiler, central heating, whole house water softener and filter, and Megaflor hot water cylinder. Plumbing for a washing machine and space for a tumble dryer. The inner hallway leads to a double height central hall with access to the rear garden and courtyard.

The snug has a wood burner, comms cabinet, and windows overlooking the rear garden. The study has fitted shelving and a window overlooking the rear garden. The drawing room has a fireplace with an inset Stovax wood burner, stone floor, bespoke fitted oak display dresser and two doors to the rear garden. Steps lead up to the office which has underfloor heated stone floor and full width glazed doors overlooking the courtyard garden. Access to an additional w.c. which has plumbing for a shower.

First Floor Landing

Stairs rise from the ground floor hall onto a galleried landing with a window overlooking the courtyard garden. This floor has the principal bedroom with a substantial walk-in wardrobe. A door leads to a large en-suite comprising low level w.c., bath, shower cubicle, his and her wash hand basins, and a bidet. Bedrooms four and five are located on this floor both with fitted wardrobes and en-suites. Stairs rise to the second floor landing.

Second Floor Landing

The landing is fitted with a range of storage cupboards and eaves storage space. Bedrooms two and three are located off this landing and both have fitted wardrobes. Bedroom two has an en-suite bathroom and bedroom three has an en-suite shower room.

Gardens

Enter via a five bar paddock gate to a gravel driveway with solid electric double gates leading to the triple bay open-fronted garage with an additional driveway offering parking. Fabulous covered seating area with a fishpond which leads to the main garden comprising a well tended lawn and a range of well stocked planted borders with mature trees including a specimen 80' Lebanon Cedar. The end of the garden gives access to the open countryside. The enclosed courtyard garden has been landscaped and has a Mediterranean feel. The courtyard is well stocked with vegetable area, shrubs and a raised water feature. This is a great relaxing outside space. A variety of fruit trees around the garden including a productive fig.

Cost/ Charges/ Property Information

Tenure: Freehold.
Local Authority: West Northants Council.
Council Tax Band: G.
Mains drainage, electricity and water are all connected.
Natural stone floors throughout the ground floor (except the study)
The central heating is oil fired with a combination of both underfloor heating and radiators to the ground floor.
The first and second floors are heated by radiators with the en-suite bath/shower rooms benefiting from electric underfloor heating (with the exception of bedroom five).
Gigaclear fibre telecoms available up to 800 Mbps.

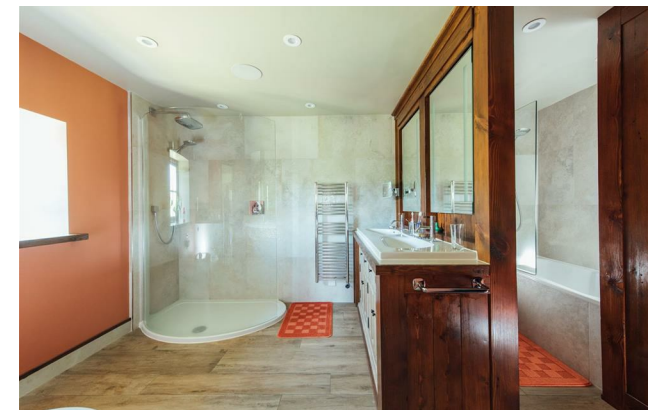
Location - Wicken

Wicken is a small West Northamptonshire conservation village which has seen little development and retains a quaint character feel. It is served with a local pub, Church, sports club and is located just a short drive from Deanshanger village which has extensive facilities including several grocery stores, food takeaways, community centre with library and a full range of schooling from pre-school to sixth form. Wicken is located around 8 miles south-east of the market town of Towcester, and has good access to the historic town of Buckingham 9 miles to the south-west which has the highly regarded Royal Latin Grammar School. Several renowned private schools - Akeley Wood, Thornton College and Stowe are within a short distance. There are comprehensive shopping facilities in nearby Stony Stratford (4 miles to the east) and excellent main line rail facilities at Milton Keynes (London Euston 35 minutes), just 6 miles away. The M1 motorway and M40 are both within 10 miles and the A5 just a few minutes' drive.

Disclaimer

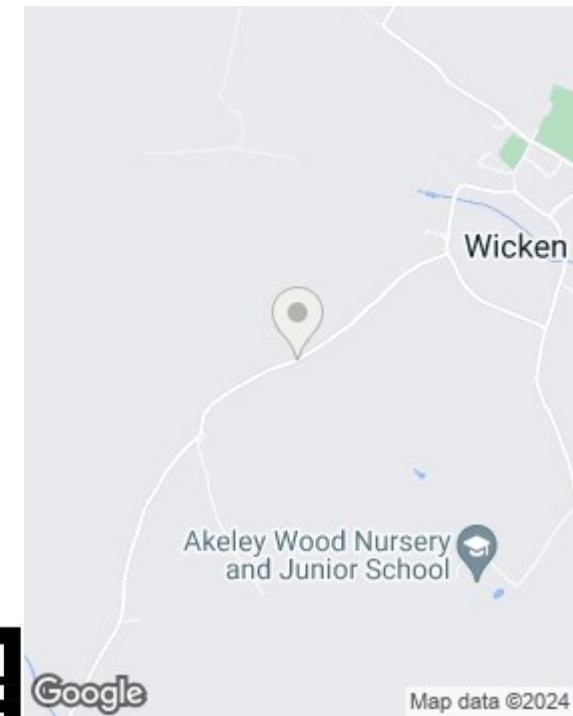
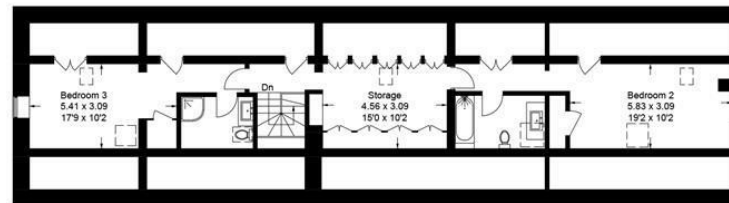
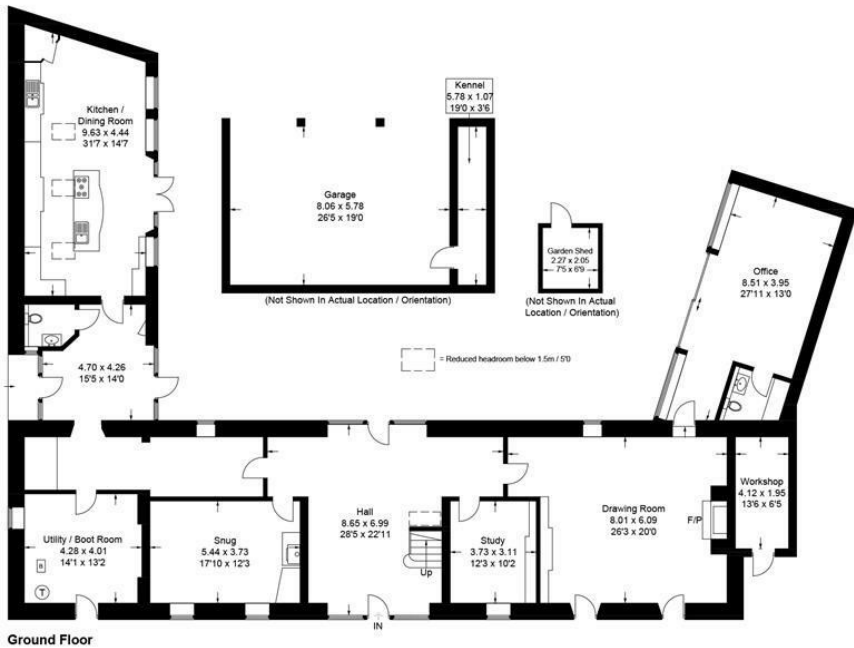
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Approximate Gross Internal Area
 Main House = 472 sq m / 5,081 sq ft
 Garage = 54.5 sq m / 587 sq ft
 Workshop / Garden Shed = 13.0 sq m / 136 sq ft
 Total = 539.5 sq m / 5,804 sq ft



Viewing Arrangements

By appointment only via Fine & Country.
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

