



48 East Street

Olney MK46 4DW

FINE & COUNTRY

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Its quirky, its quaint and has a location to yearn for. A haven of peace and tranquillity and yet in the very centre of Olney town. The only traffic encountered is that which ventures to and fro in the direction of a few cottages further down the lane.

This character stone built home with its distinctive pan tile roof is not overlooked in any direction. It enjoys a very substantial plot of ground offering endless possibilities. Vehicular access is freely available from the small lane at the front thus allowing off road parking for several vehicles.

The accommodation comprises: Porch, Family room, Sitting room, Kitchen/dining room, Very large Conservatory, Ground floor bathroom, Three first floor bedrooms, En suite to master bedroom, First floor shower room. approx. one third of an acre of garden land with various outbuildings both brick built and of timber construction. The largest timber building which is of significant proportions is currently used as a home office/work room. Usage of the other buildings is varied.

Property walk through

Beneath an external storm porch a solid wooden door opens into a spacious reception room which has a fireplace to one wall. An exposed beam is evident to the ceiling and double aspect sash windows allow an abundance of natural light. The windows are fitted with louvre shuttering.

Continue to the sitting room which is very well proportioned and has interesting roof lines having a vaulted ceiling at one end incorporating velux rooflights. The additional area of ceiling has exposed timbers. "Kamdean" flooring extends throughout and double doors open into the garden. A staircase rises from this room to the first floor.

A small area of lobby separates the sitting room from the kitchen and within this area there is a shower room with a tiled walk in shower, low flush WC and wash basin with a cupboard under. A ladder radiator stands to one wall. On the opposite side of the lobby a shelved cupboard houses the central heating boiler. The boiler has recently been overhauled and new radiators have been installed.

The kitchen breakfast room is accessed from the lobby and it really offers a splendid space with more than enough room to accommodate a large dining table and additional items of furniture. Cabinets are arranged to base and high levels with plumbing installed for a dishwasher and washing machine. The room is extremely light with windows to both the front and side. Wooden flooring is laid throughout. Double doors open to a substantial double glazed conservatory which has heating provided so can be used in both summer and winter. A ceiling fan provides a cooling feature and many of the windows also open. Double doors open into the gardens.

On the first floor there are two bedrooms with a Jack and Jill style bathroom providing en suite facilities to the master bedroom and availability of use for all other bedrooms. The third bedroom is located on the second floor

External features.

Access to the property is down a single track lane with an opening in the mature hedgerow at the front allowing access to a pathway which leads to the cottage entrance door. This pathway bisects two thickly planted flower beds. This very extensive garden extends in an easterly direction and in the agents opinion would cover approximately one third of an acre. There are large areas of lawn, a wildflower garden and various outbuildings. Some of the buildings are of brick construction and others are timber. Vehicular access is available, the land area being so vast there is parking available for cars, motorhomes etc with little difficulty.

The brick outbuildings were formerly pig sties and provide useful storage. A very large summerhouse with veranda offers an excellent home office or home working facility with power supply and double door access. Various other timber buildings are dotted around the garden to offer storage or potting shed use. The garden is enclosed by walling and hedging and is a peaceful retreat to be much enjoyed.





Location

People have lived in Olney from the days of the Roman Empire. In Saxon times, Olney was mentioned in a Charter of 979 AD as Ollanege (which is thought to mean 'Ola's Island'). Olney belonged to a descendant of the King of Mercia before becoming part of the Viking lands. During the 18th Century, Olney was a staging post for travellers. Horse-drawn coaches passed through taking people between Kettering and the Newport Pagnell Turnpike. It is said that by 1754 there were 27 inns in the town. This was also the home of poet William Cowper and writer, curate John Newton who wrote the 'Olney Hymns' together. The town has a strong representation of individual shops selling clothing, footwear and accessories. There are supermarkets and convenience stores, a health centre, dentists, opticians and the town still retains its Nationwide building society. Hospitality is well served with an abundance of coffee shops, restaurants and bars all in the immediate surrounds of the lively market square. Free parking is available along the length of the High Street, a good half mile in length. Olney has also been named in The Sunday Times "Best places to live 2022". The town is situated just 11 miles from Milton Keynes, and was the only location from the county to make the cut. The guide features 70 locations in total, and is compiled by The Sunday Times' expert judges, who take into consideration a range of factors, such as: schools, connections, transport and the High Street.

<https://www.buckinghamshirelive.com/whats-on/olney-named-sunday-times-best-6923026> Olney is now a vibrant market town, with many people commuting to nearby towns for work. It's famous for the yearly pancake race which started here hundreds of years ago. Many local people know it as a place with a strong sense of community and as a safe and prosperous town to live. Olney is blessed with an enviable schooling reputation, there being three schools in the town serving children from 5 years of age to young adults of 18 years old. The town is well served for transport links with main line rail stations on the doorstep at Milton Keynes, Bedford and Wellingborough, each giving access to London and the North. Motorway access at Junction 14 of the M1 is only some 10 minutes distant. Luton and East Midlands airports are both within an hours drive. **OLNEY RECREATION GROUNDS** The town of Olney has a thriving sports centre situated just off East Street where the playing fields extend down to the banks of the River Ouse. Within the recreation ground the sports widely catered for are rugby, cricket, tennis, football and flat green bowling. Rugby features strongly in Olney and there are currently 25 teams representing the town in senior, ladies, junior and mini versions of the game. Olney rugby club have their own clubhouse which hosts many social occasions throughout the year in addition to providing changing and shower facilities. Football representation in Olney is provided by teams ranging from under 5 to under 18. Currently they have 470 players registered for season 2023/24. Qualified coaches look after this vast group of enthusiastic youngsters to develop and encourage them towards senior levels. The tennis club have four floodlight courts and their own clubhouse which caters for both juniors and adults with coaching available for beginners and improvers. Fine and Country are proud to sponsor Olney Tennis Club. Cricketers play on both Saturdays and Sundays in their respective leagues involving gentlemen, ladies who play in the Home Counties Womens League and juniors aged from 5 years upwards contesting the Beds Youth Leagues. Completing the plethora of sporting activity are the flat green bowlers. Founded in 1906 this is a thriving community in Olney. The bowls club are members of Bowls England (BE) and Bucks Bowling Association (BBA).

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.

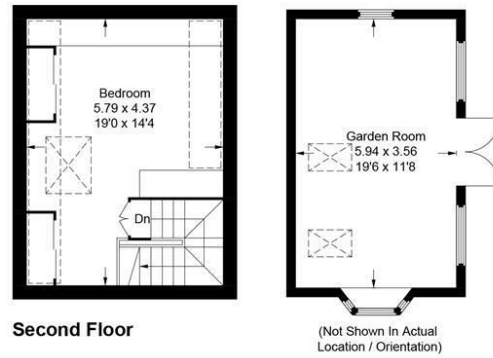
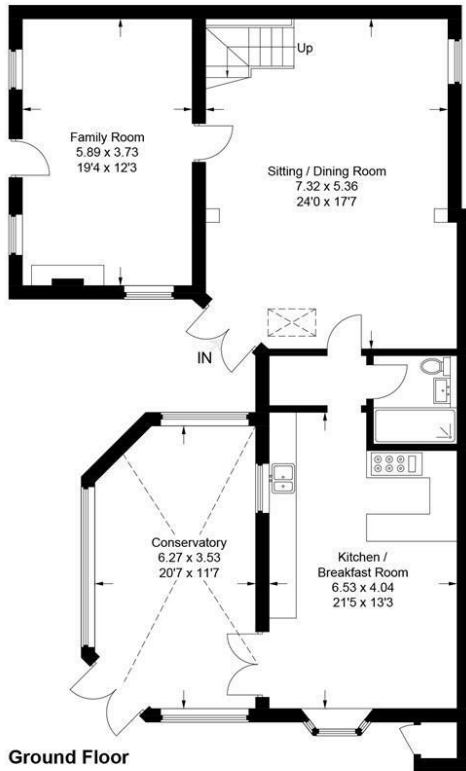






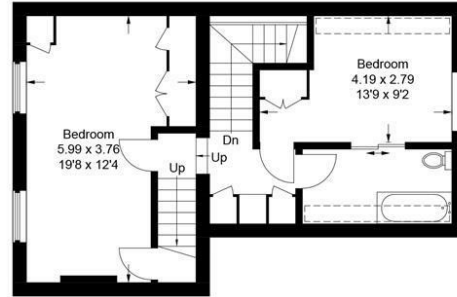


Approximate Gross Internal Area
 Ground Floor = 118.7 sq m / 1,278 sq ft
 First Floor = 48.1 sq m / 518 sq ft
 Second Floor = 25.7 sq m / 277 sq ft
 Garden Room / Store = 74.2 sq m / 799 sq ft
 Total = 266.7 sq m / 2,872 sq ft

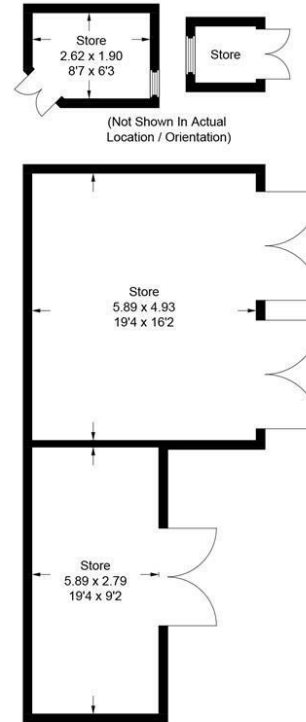


Second Floor

= Reduced headroom below 1.5m / 5'0"



First Floor



(Not Shown In Actual Location / Orientation)

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		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	79	England & Wales	EU Directive 2002/91/EC	48



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