



Little London, Deanshanger, MK19 6HU



3 Little London  
Deanshanger  
Northamptonshire  
MK19 6HU

**£840,000**

**A very well presented 5 bedroom detached stone and brick built cottage with double garage and workshop set in private gated grounds of around 0.25 of an acre.**

The property is of stone construction with a slate roof and dates back to the mid 1800's. During their ownership the current owners have carried an extensive programme of improvements and sympathetic modernisation with major works to include; re-roofing, replacement hardwood windows and updating fittings such as the bathrooms and kitchen. The living room has been given an extensive overhaul adding a large set of bi-fold doors and a contemporary wood-burning stove

The well presented accommodation comprises; front & rear entrance porches, entrance hall, large living room with a fireplace, separate sitting room, kitchen/dining room, cloakroom and utility room. On the first floor, 5 bedrooms – the master bedroom with an ensuite shower room, and a large family bathroom. Outside the property has a large double garage with adjoining workshop and the property is set in enclosed grounds of round 0.25 acre with extensive parking – ideal for those looking to park multiple cars, vans, trailers caravans etc.

Located within the village conservation area the property is conveniently situated just a short walk from facilities to include several shops, community centre, church and a full range of schools.

- Detached Stone Cottage
- Large Private Plot - Around 0.25 of an Acre
- 5 Bedrooms
- 2 Bath/ Shower Rooms
- Large Living Room with Wood-burning Stove
- Separate Sitting Room
- Kitchen/ Dining Room
- Large Double Garage/ Workshop
- Close to Extensive Village Facilities





#### Ground Floor

A glazed front door opens to a porch which has a door to the entrance hall.

The entrance hall has doors to all rooms and stairs to the first floor. A cloakroom has hanging for coats, under stairs cupboard, window to the front and door to separate W.C. with wash basin.

A sitting room has a dual aspect with windows to the front and rear. Exposed ceiling joist. It has a brick fireplace incorporating a gas coal effect fire.

The large living room is located to the rear and has feature bi-folding doors with 5 panels opening on to the patio and overlooking the rear garden. Concealed electrically operated blinds. There is a feature chimney breast/media wall, which incorporates a contemporary style wood-burning stove and a recess for a wall mounted TV with concealed cabling. Further concealed storage to either side of the chimney breast.

A farmhouse style kitchen/dining room has a range of units to floor and wall levels on the perimeter and space for a dining table in the middle. Large range cooker with a 5 ring gas hob, hot plate, 2 ovens and grill. Extractor hood. Integrated dishwasher and space for a side-by-side fridge/ freezer. Windows to the front and side and door to the rear lobby which has entry doors front and rear.

The utility room has wooden worktops, space for 3 appliances such as washing machine, tumble dryer and dishwasher. Window to the front. wall mounted storage units.

#### First Floor

The landing has windows to the front and rear, access to the loft and doors to all rooms.

The master bedroom is a large double bedroom located to the rear with a window overlooking the gardens. It has an en-suite shower room with a modern suite comprising W.C, wall mounted wash basin, vanity unit and a walk-in wet room style shower cubicle with glass screen. Fully tiled floor and walls. Window to the side

Bedroom 2 is a double bedroom located at the front with an attractive view down the High Street. Second access to the loft.

Bedroom 3 is located to the front.

Bedroom 4 is a double bedroom located to the front.

Bedroom 5 is a single bedroom located to the rear overlooking the rear garden.

NOTE: Currently restored back to two bedroom, bedrooms 4 and 5 have previously been one large double bedroom.

#### Outside

The property occupies a large plot of around quarter of an acre which is fully enclosed by combination of hedges and fencing with secure gated entry - accessed either via double gates to the drive or a pedestrian gate to the kitchen area. The large

blocked paved drive provides off-road parking for many vehicles - ideal if you have multiple cars, vans, trailers, caravan, boat etc. The gardens are laid with lawn, and there is a large tiled patio with concealed lighting.

#### Double Garage & Workshop

The double garage/workshop has a double roller sectional door which is electrically operated, parking for two cars side-by-side and an electric car charging point.

The large adjoining single garage size workshop/store area has access from the garage or via an external pedestrian door. Pitched tiled roof, power, light and water tap.

#### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

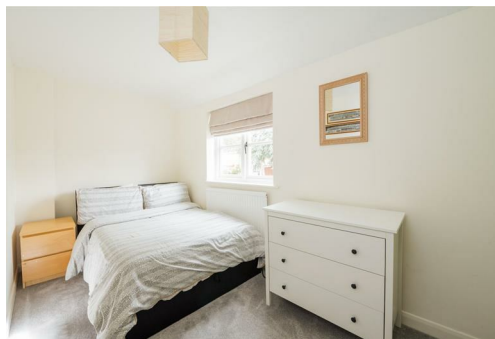
Council Tax Band: F

#### Location - Deanshanger

Deanshanger is located just over the Bucks/Northants border in South Northamptonshire. It has some of the most comprehensive facilities of all the local villages to include several grocery shops, cafe, fast food takeaways, post office, hair dressers, pub, church, part time doctors surgery, village hall, sports club and a full range of education from pre-school, to junior school, and secondary school with sixth form. The attractive village green is in a conservation area and recent development in the village has ensured plenty of recreational space and parks are provided. In terms of transport there are excellent road links to Milton Keynes (with a main line station to London Euston (fastest trains just 30 minutes), Buckingham and Northampton. The historic coaching town of Stony Stratford is close by.

#### 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. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



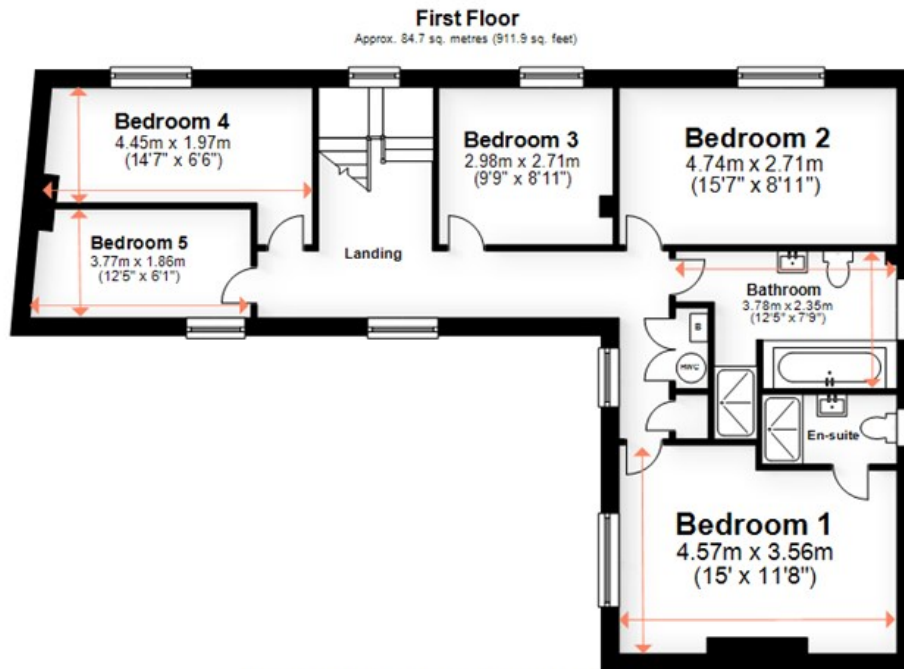
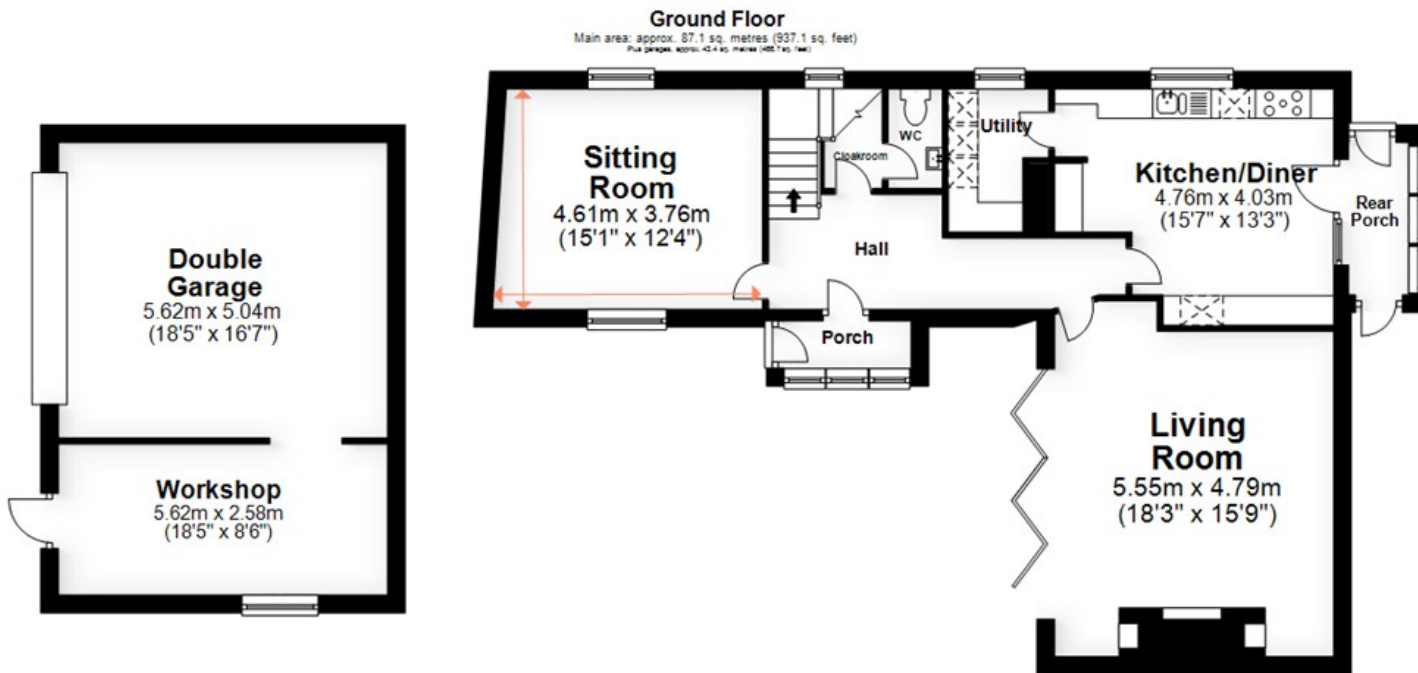












Main area: Approx. 171.8 sq. metres (1848.9 sq. feet)  
Plus garages: approx. 43.4 sq. metres (466.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



**Viewing Arrangements**

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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	

