



The Wheatsheaf

Ravenstone MK46 5AR

FINE & COUNTRY

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The Wheatsheaf is situated in a popular, picturesque village within a substantial plot, on the outskirts of the historic and thriving market town of Olney. There is a stunning annex currently used for Airbnb generating £7000 per annum (Mon- Fri), and there is planning consent to convert additional outbuildings into a luxury two bedroom dwelling.

The house has been tastefully refurbished to become a substantial residence in the heart of the village.

Within the extensive grounds, the dwelling has substantial area of lawn with a variety of patio areas with far reaching countryside views and privacy. A double garage and generously proportioned drive can accommodate many cars.

Key features

- Stone built detached house with luxury one bedroom annex
- Four double bedrooms with ensuite bathroom to main
- Three reception rooms
- Kitchen/breakfast room
- Utility and cloakroom
- Double glazed throughout
- Range of outbuildings with planning consent
- Large garden with countryside views
- Double garage
- Parking for 6 cars





Property walk through

A solid wooden door with glazed panels opens into a useful entrance porch. Thereafter access the sitting room with its open fireplace and exposed bressummer beam. Double aspect windows, some with original shuttering allow an abundance of natural light. Premier quality "Amtico" flooring fitted throughout. Continue to the kitchen/dining room with its random width tiled flooring and step up to double doors which open into a terraced patio with pergola and seating areas. Within the kitchen there is a single bowl sink unit with cupboard under. There are an excellent range of cupboard units to base and high levels, some with glazed fronts. Also provided are an integrated dishwasher and freestanding AGA oven, single electric oven, induction hob and underfloor heating (electric). An exposed roof truss features to the ceiling in addition to a velux window. Nearby is a convenient utility room with random width tiling and cabinets to match that of the kitchen and which provides a sink unit and cabinet with plumbing installed for a washing machine. Adjacent is a delightful "Snug" with an attractive though currently unused fireplace, window bench seating and original shuttering. Double wooden doors with glazed panels segregate this room from the kitchen. Returning to the sitting room, there are steps down to what was formerly the cellar which has now become an ideal home working area, the original arched roof retained. A door from here leads to the boiler room and storage area. A walkway leads to a cloakroom/wc and boot room from where a door opens to a gravel walkway and provides access to the outbuildings and garden.

A staircase rises to the first floor where an airing cupboard is located on the landing. On this floor there are four bedrooms all capable of comfortably housing a double bed. The master bedroom has a large and luxurious en suite which comprise of a roll top bath mounted over ball and claw pedestals. There is a heated towel rail, twin wash basins, large shower cubicle with dual showers and WC. The family bathroom has a panelled bath with hand held "Victorian" style shower attachments, overhead power shower and glazed screen, low flush WC and wash basin.

Outside

A gravel driveway leads to a double garage with twin doors and with extensive parking available alongside. A gateway opens to the grounds which feature an extensive area of lawn with heavy planting to the borders and incorporating several fruit trees to include pear, damson, plum and apple. The garden areas have far reaching views over countryside, are extremely private and have various seating and patio areas strategically placed to attract the sunshine.

The outbuildings provided already comprise a stunning barn conversion with wooden flooring, a log burning stove, exposed beams, shower room and mezzanine floor with sleeping quarters. So attractive are these premises that the guests return again and again. A substantially larger series of barns are located alongside and have planning approval for conversion into additional accommodation under the same title. Copies of the intended scheme is contained within the brochure.

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Note to purchaser/s

"Note for Purchasers

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Approximate Gross Internal Area
 Ground Floor = 100.5 sq m / 1,082 sq ft
 First Floor = 85.0 sq m / 915 sq ft
 Outbuildings = 93.1 sq m / 1,002 sq ft
 Total = 278.6 sq m / 2,999 sq ft
 (Including Garage)



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			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		73 37	England & Wales EU Directive 2002/91/EC		



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