



School House/ 27 High Street

Stoke Goldington MK16 8NP

FINE & COUNTRY

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Set back from the roadway and standing behind the village green this double fronted stone property provides deceptively spacious accommodation arranged over two floors. Built by best records in the 19th Century to house the headmaster of the local school, the property was extended on the front elevation circa 1910 with a further extension to the rear added in more recent times during 2020. The latter extension creating a valuable addition to the kitchen area and undertaken with sympathy and respect to the properties origins.

The accommodation comprises: Entrance lobby, Sitting room, Family room or playroom, Kitchen/dining room, Cloakroom cum utility room, 4 double bedrooms, Family bathroom, Small enclosed garden to the front and walled garden to the rear with off road parking for 2 vehicles.

The property is double glazed throughout and central heating is by oil fired radiator. Internal doors are timber with wrought iron furniture.

Property walk through

The part glazed entrance door fitted with leaded light inserts opens to a lobby area with an attractively tiled floor and dado rail. The staircase to the first floor rises from this area and there are doors off to the principal rooms located on either side of the lobby.

Access the sitting room which has a centrally located fireplace with a wooden beam over and houses a multi fuel stove. A walk in window bay is a pleasing feature and has bespoke made to measure shutters.

On the opposite side of the lobby stands a second reception room currently used as a playroom but is flexible in usage and offers various possibilities. Again there is a fireplace housing a multi fuel stove and a walk in window bay with made to measure shutters. Exposed stonework is visible on two walls and there is hardwearing parquet flooring.

A doorway opens to the Kitchen/dining room which is quite stunning and as previously mentioned has been subject to a recent tasteful and thoughtful extension. Offering a vast array of fitted cupboards, drawer units and extensive areas of Oak work surface. The kitchen further provides a "Butler" sink, Built in oven and ceramic hob, integrated dishwasher, fridge, freezer and wine cooler. Impressive "Travertine" random width limestone flooring is laid to the kitchen area. A peninsular unit with a breakfast bar to one side creates a distinct separation from the dining area which has parquet flooring and is advantaged by lots of natural light from glazed double doors with matching side panels on the rear elevation and Bi-folding doors to the side elevation.

An inner lobby leads to a convenient area for the storage of coats and shoes also a cloakroom and WC, plumbing for a washing machine and siting for the central heating boiler. The "Travertine" flooring continues into these areas.

On the first floor there are four double bedrooms, the two bedrooms on the front aspect retaining the original fireplaces and having sanded and stained wooden flooring. From the central staircase just a few steps higher stand two additional double bedrooms, both of which are located to the rear. Completing the accommodation at this level is the family bathroom with a splendid "Slipper" bath fitted with hand held Victorian shower unit, independent glazed shower cubicle, wash basin and WC. Distressed wood flooring.





Outside

To the front of the property there is a dwarf stone wall fronting well stocked beds of shrubs and plants. A lane to the side gives access to gravel based parking for 2 cars. The garden to the rear is retained within a stone wall and fencing and offers areas of patio and lawn. Pedestrian gated access is available to the side and rear. There is a shed and a brick outbuilding which creates a useful log store.

Disclaimer

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Note to purchaser/s

"Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients, to include financial services and solicitor recommendations, for which we may receive a referral fee, typically between £0 and £200.





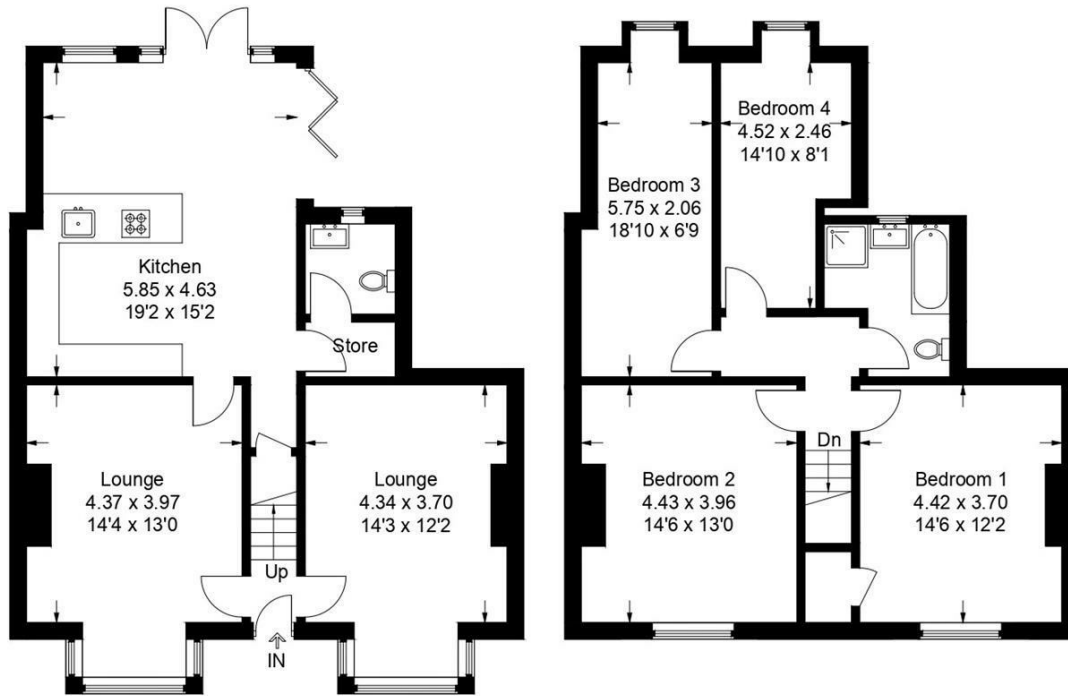
THIS MEMORIAL
WAS ERECTED BY
THE INHABITANTS OF
STONE GOLDBINGTON AND CAMMERS
IN MEMORY OF THOSE HEROES
WHO FELL IN THE
GREAT WAR 1914-1918 &
WORLD WAR 1939-1945

BUCKINGHAMSHIRE
BEST KEPT
VILLAGE





Approximate Gross Internal Area
 Ground Floor = 76.4 sq m / 822 sq ft
 First Floor = 72.7 sq m / 783 sq ft
 Total = 149.1 sq m / 1,605 sq ft



Ground Floor

First Floor

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(82 plus) A
(81-91) B			(61-81) B
(69-80) C			(49-60) C
(55-68) D			(35-48) D
(39-54) E			(21-34) E
(21-38) F			(11-20) F
(1-20) G			(1-10) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	79	England & Wales
		53	EU Directive 2002/91/EC



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