



East Street, Olney, MK46 4DW

38b East Street
Olney
Buckinghamshire
MK46 4DW

Guide Price £1,000,000

Rarely available this seven bedroom, six bathroom residential property with a self contained annex, in the heart of the Georgian Market town of Olney. This Freehold property boasts 2800 square feet and offers off road car parking to the front for six vehicles.

Sympathetically extended and much improved by the owners, this spacious and versatile property is a hidden Gem for those searching for a large family home or would be ideal as a business venture such as a Dentist.

- Commercial property





Ground Floor

The ground floor accommodation comprises: entrance porch and hallway, a large open plan kitchen breakfast room and family area, laundry room and Utility cloak cupboards and w.c. The former reception room is currently being used as an additional bedroom which has an en suite shower room, which can easily be converted back to be part of the main house rather than part of the self contained annex.

First Floor

The first floor in the main house offers five bedrooms four of which are doubles and with en suite shower rooms. The Master bedroom suite is an excellent size and has a balcony to the rear overlooking the gardens. It has a dressing area and en suite shower room. There is also a family bathroom across the landing from the single bedroom.

Annex

The Annex is self contained, and currently offers two bedrooms, Master with En Suite (which could be put back and used as a sitting room to the main house), bathroom, kitchen and Lounge area. It also has it's own private garden.

Outside

Outside - To the front there is a block paved driveway offering off road car parking for up to six cars. The rear gardens are enclosed and have been landscaped to offer low maintenance. There is a large patio and outside dining area nearest the house, with artificial grass ideal for a children's play area. In addition there is a converted Summer house currently used as storage, which subject to planning could be converted and used as ancillary accommodation.

About Olney

The town of Olney has a range of shops, pubs and restaurants, a weekly market and a

monthly farmers' market. There are clubs for football, rugby, tennis, cricket and bowls and it is less than a mile from Emberton Country Park. The property is in the catchment for Olney Infant Academy, Olney Middle school, and Ousedale secondary school, with further schooling available at the Harpur Trust schools in Bedford.

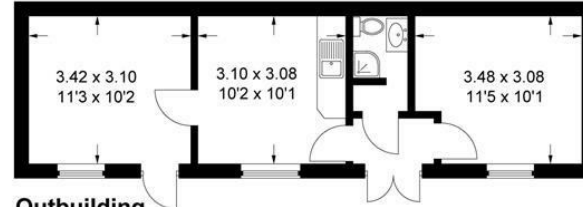
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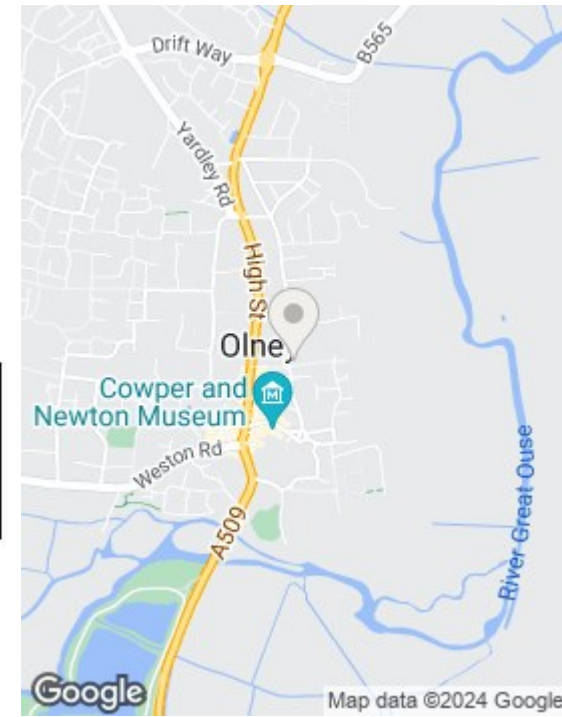




Approximate Gross Internal Area
 Ground Floor = 154.0 sq m / 1,657 sq ft
 First Floor = 107.0 sq m / 1,151 sq ft
 Outbuilding = 37.0 sq m / 398 sq ft
 Total = 298.0 sq m / 3,207 sq ft



Outbuilding
 (Not Shown In Actual Location / Orientation)

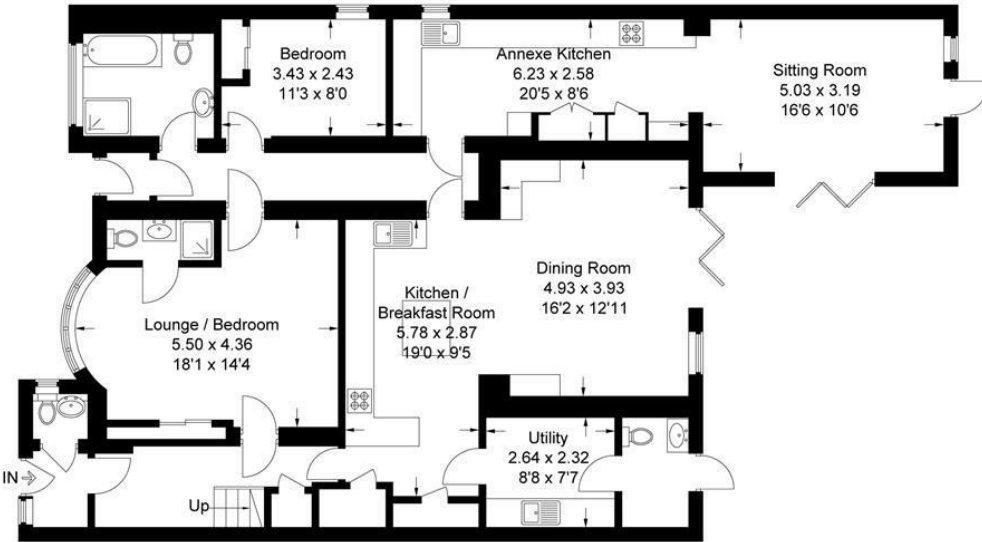


Google Map data ©2024 Google

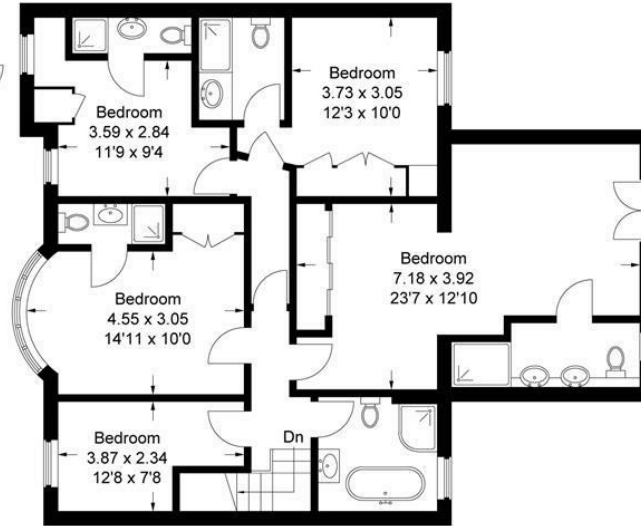
Viewing Arrangements

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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.

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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

