



The Green, Deanshanger, MK19 6HJ

Grafton House
16B The Green
Deanshanger
Northamptonshire
MK19 6HJ

£1,100,000

An impressive and imposing detached Georgian style 5 bedroom house, with double garage and good size gardens, in an edge of village setting.

The property, one of just two built in 2002, has well proportioned rooms with high ceilings, set over three floors comprising; an impressive entrance hall with a 29 foot high ceiling!, cloakroom, 3 reception rooms to include a living room, dining room, and study, kitchen and dining area and utility room. On the first floor there are 3 large en-suite bedrooms - the master suite includes a dressing room. On the second floor 2 further double bedrooms and a bathroom. Outside the property has a good sized plot with gardens to the front, side and rear, ample parking and a double garage.

The property is located on the edge of the village, in a non-estate location just off the attractive village green and conservation area and only a short walk to the village schools, shops and pub.

The house is beautifully presented and it benefits from a sophisticated arrangement of solar panels with inverter and 6.5kw battery to help keep running costs to a minimum.

- Substantial Detached Georgian House
- One of Two Built in 2002
- 3 Reception Rooms
- 5 Double Bedrooms
- 4 Bath/ Shower Rooms - (3 En-suite)
- Large Kitchen & Dining Area plus Utility Room
- Double Garage & Ample Gated Parking
- Sophisticated Solar Panel System with 6.5kw Battery, Inverter & Zappi Car Charger.
- Stunning House - Fabulous Location





Ground Floor

The front door opens to the most impressive reception hall with a magnificent staircase, rising through all three floors, complete with decorative wrought iron railings - The ceiling height raises to the apex of the roofline, around 29ft (8.87m) in height! A feature fireplace incorporates a gas living flame wood-burning stove. A chimney remains in place so the gas stove can be replaced with an open fire. Dado panelling, a lovely flagstone floor and a small under stairs cupboard. Doors to all rooms.

A attractive living room is located to the rear, a dual aspect room with two sash windows to one side and French doors to the other, overlooking the attractive rear garden. A feature stone fireplace has a Flagstone hearth and incorporates a gas living flame log burner stove. A chimney remains in place so the gas stove can be replaced with an open fire. Dado panelling, solid oak flooring, built in media unit and wall mounted TV point with concealed cabling.

The dining room/ reception room has a fireplace with a gas living flame wood-burning stove with a stone hearth. A chimney remains in place so the gas stove can be replaced with an open fire. Solid oak flooring. This dual aspect room has sash windows to both the front and rear, overlooking attractive gardens.

A study is located to the front with solid oak flooring.

The cloakroom has a suite comprising W.C. and wash basin, sash window to the rear.

A large open plan kitchen and dining area has an extensive range of units with solid oak fronts, which include floor units, draws, wall mounted units, larder cupboards, and a pull-out ladder. Composite worktops with under mounted sink and breakfast bar to seat 5 or 6 people. A range of Neff integrated appliances including a 5 ring induction hob, extractor hood, double fan oven, a fridge/freezer, larder freezer, and a dishwasher. Tiled floor with electric underfloor heating. Sash windows to the front, side and French doors opening to the rear garden.

The utility room has matching oak fronted units to floor and wall levels, composite worktop and a ceramic sink. Space and plumbing for a washing machine and tumble dryer. Sash window to the side and door to the rear garden. Gas central heating boiler.

First Floor

A spacious landing has dado panelling, sash window to the front and stairs rising to the second floor. Airing cupboard housing the hot water cylinder, and doors to all rooms.

The master suite comprises a double bedroom with a dual aspect – sash windows to both the front and rear - and two fitted double wardrobes. A walk-in dressing room has a sash window to the rear, shelving and hanging rails. The en-suite shower room has a W.C, two wash basins set into a vanity unit with cupboards and drawers, a double sized walk in shower cubicle, and a heated towel rail. Tiled floor with underfloor heating, tiled walls and a sash window to the front.

Bedroom 2 is a double bedroom located to the rear with a dual aspect – sash windows to both sides, two double built in wardrobes and a cupboard with shelving. The en-suite bathroom has a four piece suite comprising; W.C, wash basin, bath and a separate shower cubicle. Tiled floor, part tiled walls and a sash window to the side.

Bedroom 3 is a double bedroom with a dual aspect – sash windows to both the front and rear, fitted double wardrobe and an en-suite bathroom. The en-suite bathroom has a suite comprising; WC, wash basin with wall mounted taps and mounted in an antique wash stand, and a freestanding roll-top bath with ball and claw feet and a freestanding mixer tap with hand held shower. Tiled floor, dado panelling and a sash window to the front.

Second Floor

The landing has dado panelling, a high vaulted ceiling with a skylight window, and doors to all rooms. The galleried landing gives an impressive view down to the ground floor. Storage cupboard, and door to a useful attic space to the rear of the property - with restricted head height and some limited access.

Bedroom 4 is a large room with a dormer window to the front, and part vaulted ceiling.

Bedroom 5 is a double bedroom with a dormer window to the front and a part vaulted ceiling.

A bathroom has a white suite comprising W.C, wash basin and a bath with a mixer tap, shower over and glass screen.

Outside

The property occupies a good size plot, entered via a five bar gate to the gravel driveway which provides off-road parking for several cars. Neat lawns that may allow an extension of the driveway should you require. The front is enclosed by a combination of Loral hedge and fencing, and it is boarded by mature trees, which offer complete privacy when in leaf.

The large rear and side gardens have enviable South and Westerly aspects and have been landscaped with ease of maintenance in mind - with natural stone paved patio areas, gravelled areas, and pathways, timber deck and areas of lawn. There are two water features and ample outside electric sockets dotted around the garden. Various stocked beds and borders and the garden is bordered by a combination of close board fencing, post and rail fencing and mature shrubs and trees. There are many mature trees in the surrounding area, giving complete privacy when in leaf and a high-level of privacy during the winter.

Double Garage

Detached Stone built double garage with a pitched tiled roof. Two electrically operated up and over doors, rear access door and window. Loft storage, power and light. The garage houses the inverter, 6.5kw battery for the solar system and the Zappi V2 electric car charger.

Heating & Solar Panels & Car Charging

The property has gas to radiator central heating, and in addition, 3 gas living flame fires.

Electric underfloor heating to the kitchen and master bedroom ensuite shower room.

The property has a sophisticated solar panel system with 17 x 410 kW solar panels generating nearly 7kw of energy. These have an inverter, 6.5kw battery storage and also benefits from a feed in tariff. Charging for an electric vehicle - in all an excellent arrangement to help keep running costs to a minimum.

Cost/ Charges/ Property Information

Tenure: Freehold
Local Authority: West Northants Council
Council Tax Band: G

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, 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.

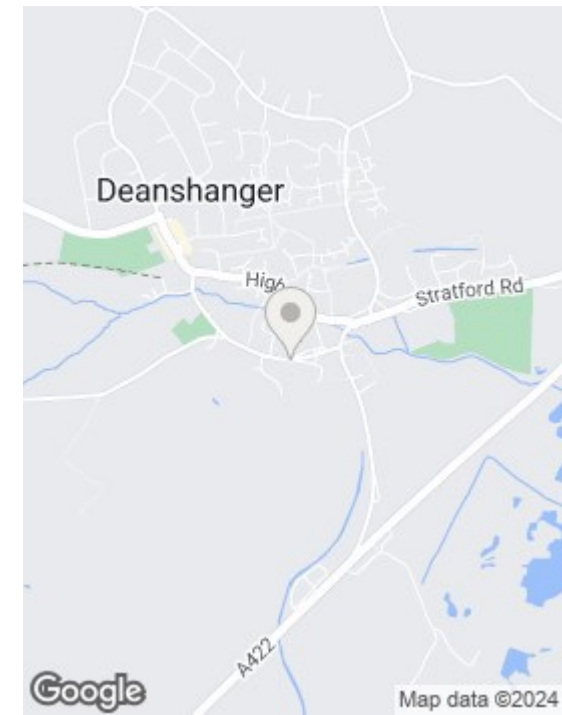
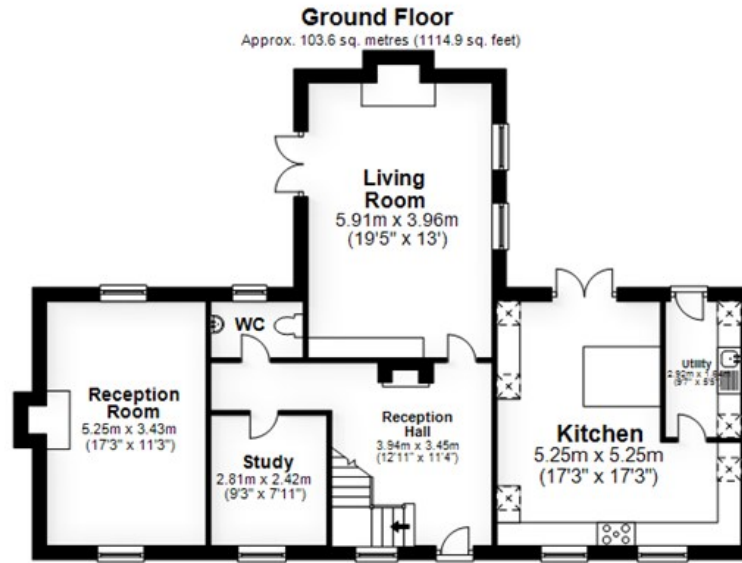
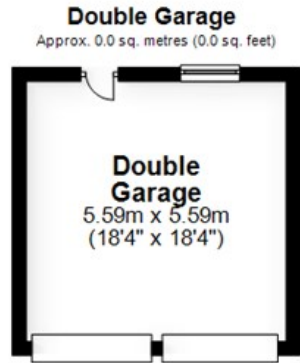
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Viewing Arrangements

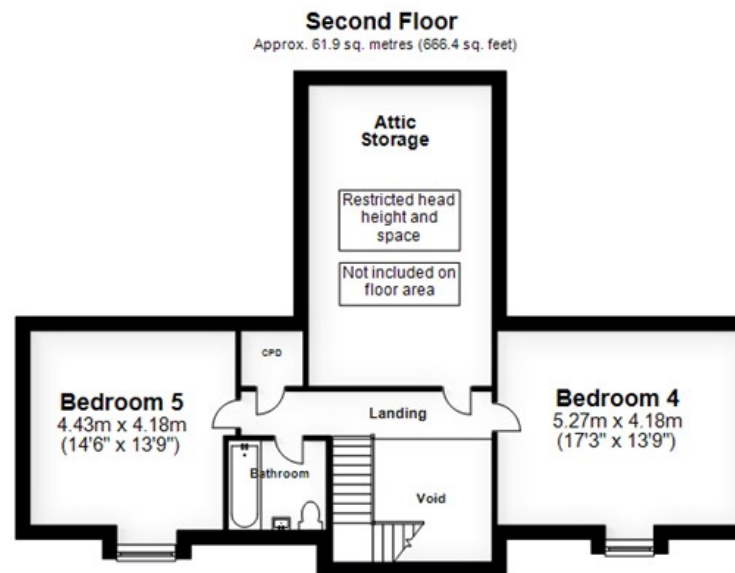
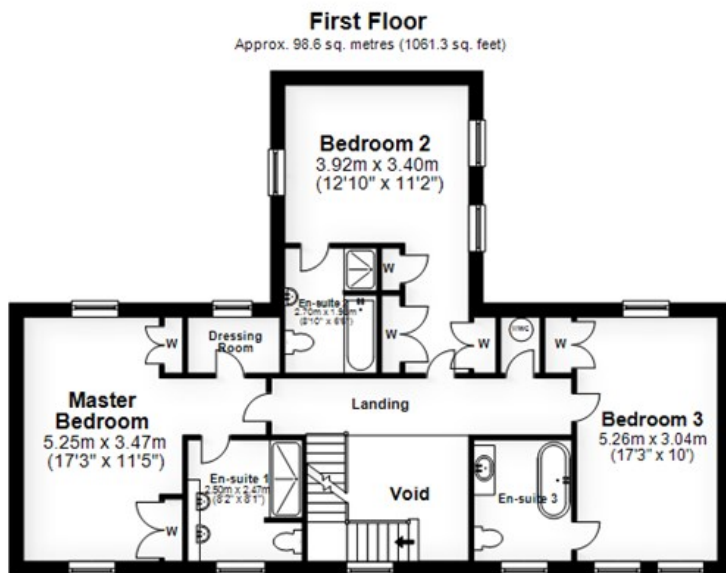
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Total area: approx. 264.1 sq. metres (2842.6 sq. feet)

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	88	88
(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	

