



High Street, Stony Stratford, MK11 1AY

69 High Street  
Stony Stratford  
Buckinghamshire  
MK11 1AY

£895,000

**A substantial Georgian townhouse with 6 bedrooms, 5 reception rooms, 3 bathrooms, gardens and parking - located in the heart of the town centre.**

This prominent Grade II listed property dates back to late C18 and has remained in the same family ownership, and is available for the first time, in around 60 years. The charming accommodation has many character features to include an elegant staircase.

It has accommodation set over three floors comprising; entrance hall, sitting room, dining room, kitchen/breakfast room, study, conservatory and a utility room. On the first floor there are 3 bedrooms to include the master bedroom with an en-suite shower room, and a family shower room. On the second floor there are a further 3 bedrooms and a bathroom. There are extensive cellars (with limited headroom). Outside the property has a private rear garden and parking.

The property is ideally located on the High Street just North of the main concentration of shops in the heart of the town centre with the town's facilities just a few footsteps away.

A rare opportunity to purchase such a prominent and grand property – early viewings recommended.





#### NOTE ON ROOM DIMENSIONS

Due to a slight irregular shape of many rooms the dimensions and reference to square footage on the floor plan should only be treated as approximate. Some rooms are slightly wider/longer at one end than the other, but the difference is slight and we have not been able to replicate this on the floor plan. The cellars are not included in the square area.

#### Ground Floor

The front door opens to the hall which has been divided from the sitting room with a glass division.

The sitting room has a feature fireplace, display niche, and a sliding sash window to the front aspect. Doors to the rear hall and dining room.

The dining room is located to the front. It has a carved stone fireplace with an electric fire fitted, display niche and cupboard, and a sliding sash window to the front.

The rear hall has a storage cupboard, door to the cellar, door to the rear courtyard and cloakroom.

The cloakroom has a WC and wash basin. Window to the rear.

Living room, located to the rear, has a feature fireplace and period cupboards built into the chimney breast recess. Sliding sash window to the rear with period window shutters.

A real lobby has a door to the courtyard, pantry, and a sliding door to the kitchen.

The kitchen has a range of wood fronted units to floor and wall levels with worktops, a breakfast bar, sink unit and integrated double oven and gas hob. Space for other appliances. This is open to a breakfast area which has patio doors to the conservatory and a door to a lobby area with patio doors to the conservatory, window to the side, door to the utility room.

The utility room has wall and base units, a sink and space for a washing machine and tumble dryer. Window to the side and skylight window.

The large conservatory has glazing to 2 sides, doors to the side and rear, pitched glass roof.

#### First Floor

The landing has a French window opening to a rooftop to the side, stairs, rising to the second floor and doors to all rooms.

Bedroom 1 is a double bedroom with a range of fitted bedroom furniture, sliding sash windows to the front, window to the rear and an en-suite bathroom comprising a WC, bidet, wash basin and bath. Window to the side

Bedroom 2 is a double bedroom with a sash window and a built-in cupboard.

Bedroom 3 is a double bedroom located to the rear with a range of fitted wardrobes and a sliding sash window to the rear.

The family shower room has a suite comprising WC, wash basin set a new vanity unit and shower cubicle. Sliding sash window to the front.

#### Second Floor

Floor landing has a window to the side, to storage cupboards and doors to all rooms.

Bedroom front left a double bedroom with wardrobes built into the chimney breast recess, sliding sash window to the front and further window to the rear. Wash basin in vanity unit.

Bedroom front right is a double bedroom with a sliding sash window a range of built-in cupboards and wash basin. Set in a vanity unit.

Bedroom front middle, single bedroom with a sliding sash window.

The bathroom has a suite comprising WC, wash basin and bath. Window to the rear. Vaulted roof line with restricted headroom to one side.

#### Cellars

The property has extensive cellars running from the front to rear - all around 11.5 m in length. They have limited headroom at around 1.5 m.

#### Outside

Rear garden measures approximately 62ft (19m) in length plus the parking space. It comprises a paved patio and neat lawns with stocked beds. The gardens are enclosed by a combination of brick and stone walls and fencing. Gated access at the end leads to the parking space

#### Heating

The property has gas to radiator central heating.

#### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: E

#### Location - Stony Stratford

An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

#### 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.



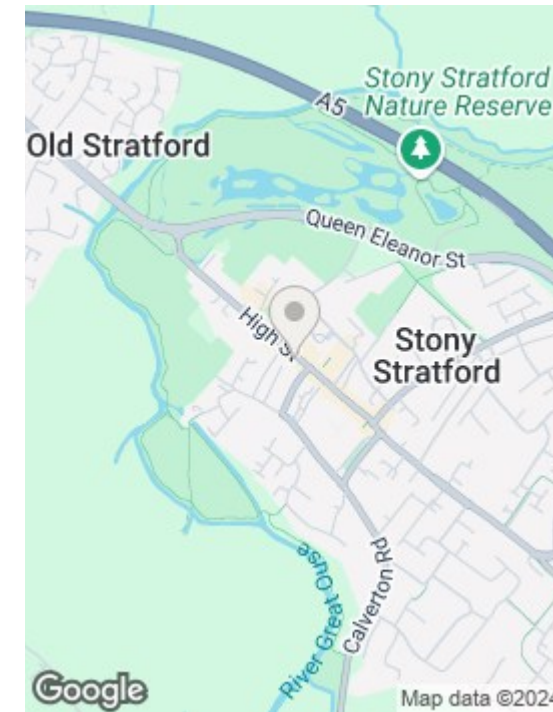






Total area: approx. 279.4 sq. metres (3006.9 sq. feet)

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 operation or efficiency can be given. Plan produced using PLANU2.



### Viewing Arrangements

By appointment only via Fine & Country.  
We are open 7 days a week for your convenience



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