



Clarence Road, Stony Stratford, MK11 1JG

104 Clarence Road  
Stony Stratford  
Buckinghamshire  
MK11 1JG

£749,950

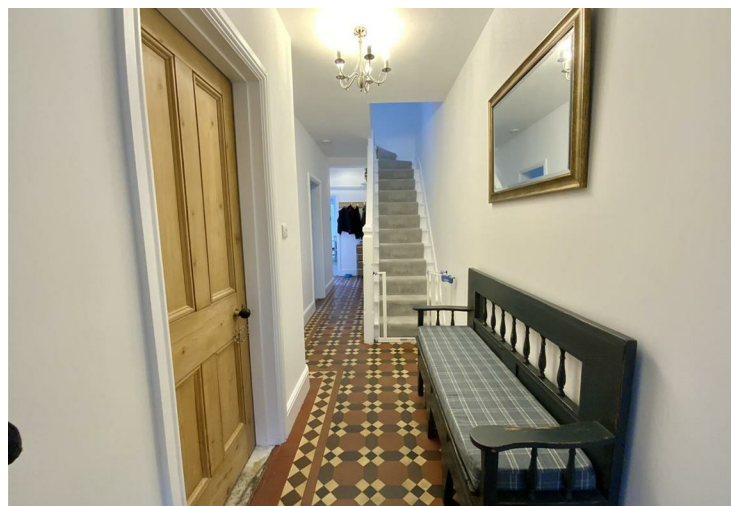
**A rare opportunity to own a fabulous and rarely available, characterful 4 bedroom Victorian Villa, located just a short walk from the town centre.**

This attractive building, one of just four of a similar style, is beautifully presented having been extensively refurbished in recent times. It has accommodation set over three floors comprising: an entrance hall with mosaic tiled floor, separate lounge and dining rooms with fireplaces, large extended kitchen/ breakfast room, utility room and shower room. On the first floor there are 2 double bedrooms and a family bathroom and on the second floor, 2 further double bedrooms including the master bedroom with an en-suite shower room.

Outside, the property has landscaped gardens to the front and rear and a fabulous garden room. It is just a short walk from the town centre, with a multitude of pubs, restaurants and Cafes.

This is a stunning home with a blend of traditional style along some period features such as fireplaces and period doors, mixed with modern contemporary elements such as the large open plan kitchen/breakfast room and garden room.

- Beautifully Presented & Refurbished Home
- 2 Reception Rooms with Fireplaces
- Large Open Plan Kitchen/ Breakfast Room
- Utility Room & Ground Floor Shower Room
- 4 Double Bedrooms - Master Bedroom with En-suite
- Total of 3 Well Appointed Bath/ Shower Rooms
- Character Features Such as Fireplaces & Tilted Floor, & Period Doors
- High Quality Garden Room/ Gym/ Office
- Front & Rear Gardens





### Ground Floor

A front door opens to a spacious entrance hall, which has a beautiful mosaic tiled floor, stairs to the first floor, period stripped panel doors to all rooms. Small under stairs storage cupboard and a walk in storage cupboard which houses the gas central heating boiler. Door to the rear garden.

The living room, located to the front, has a bay window with sliding sash windows, a fireplace with feature mantle piece and a woodburning stove.

The dining room has a Victorian cast iron fireplace and a sliding sash window to the rear.

Bringing a modern twist to this stunning home is the large open plan kitchen/breakfast room which has an extensive range of modern unit to floor and wall levels with composite worktops with an under mounted sink, and integrated appliances to include an electric hob, extractor hood, oven, fridge and dishwasher. Two windows to the side and a high vaulted ceiling with two skylight windows. Open doorway to the utility room.

The utility room has a range of units to floor level with composite worktop and an under mounted sink unit. Part vaulted ceiling with skylight window, window to the side and door to the rear garden. Integrated fridge/freezer, larder freezer, and doors to a concealed shower room!

The shower room has a white suite, comprising WC, wash basin with vanity unit and a shower cubicle. Window to the rear.

### First Floor

The landing has a window to the rear, stairs to the first floor and stripped panel doors to all rooms.

Bedroom 3 is a double bedroom located to the front with a sliding sash window.

Bedroom 4 is a double bedroom located to the rear with a sliding sash window.

The bathroom has a white suite comprising W.C, wall mounted wash basin with vanity unit and a bath with shower over. Tiled floor and part tiled walls. Window to the front.

### Second Floor

The second floor landing has a part vaulted ceiling with skylight window to the side and stripped panel doors to all rooms.

The master suite comprises a double bedroom with high vaulted ceiling, skylight windows to the side and window to the front. The en-suite shower room has a W.C, wall

mounted wash basin with vanity unit and a double sized walk in shower cubicle.

Bedroom 4 is a double bedroom located to the rear with a high vaulted ceiling, skylight window to the side and the window to the rear.

### Outside

A small walled front garden has two gates, paving and a paved pathway leading to the side of the property with rear gated access to the rear garden.

The rear garden has been landscaped with low maintenance and year-round use in mind. It has a block paved patio area with steps up to a further natural stone paved patio, and an area of artificial lawn. The garden is enclosed by fencing to one side and a brick wall to the other. To the far end of the garden there is a large garden room.

### Garden Room

A large high quality garden room is clad in timber with bifold doors. The room is insulated, lined and decorated and has with power and light – An ideal snug, home office, gym, hobby, room, etc. It has an adjoining garden store.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: D

### 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

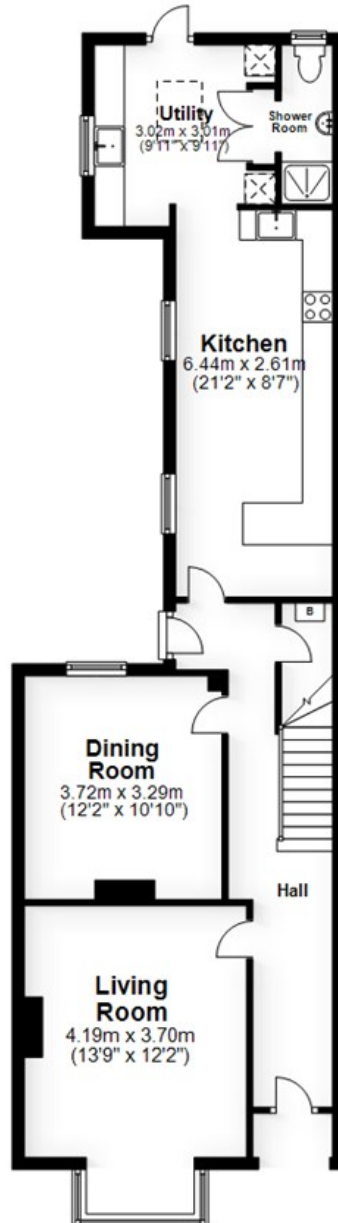
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.



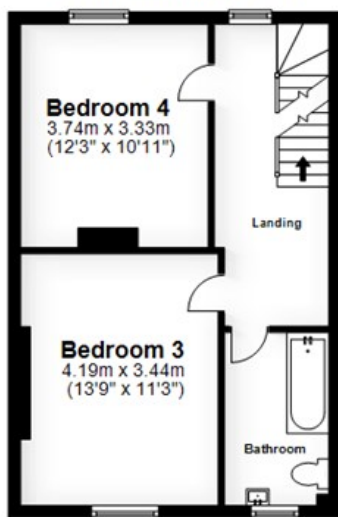




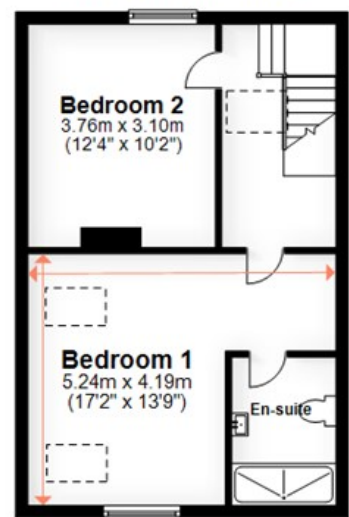
**Ground Floor**  
Approx. 73.6 sq. metres (791.9 sq. feet)



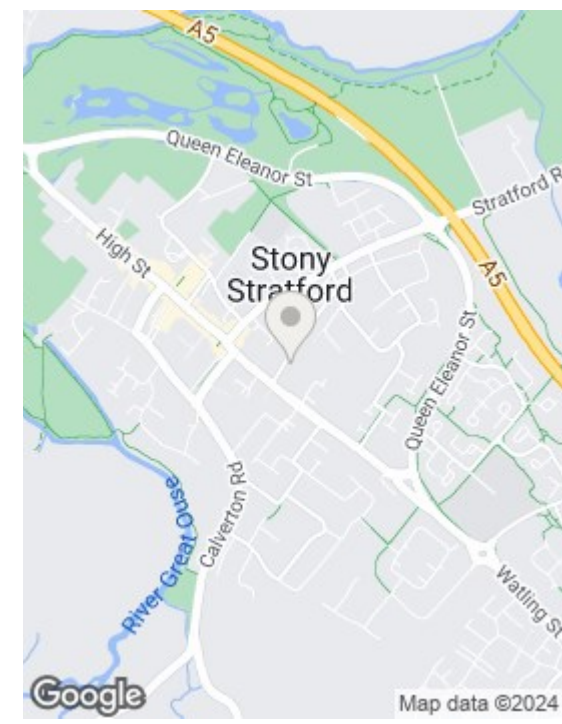
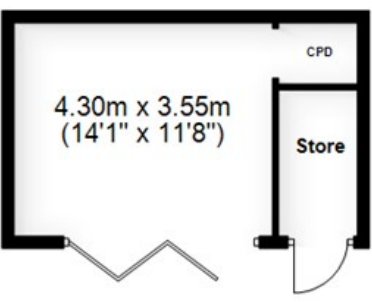
**First Floor**  
Approx. 42.3 sq. metres (455.8 sq. feet)



**Second Floor**  
Approx. 41.2 sq. metres (443.1 sq. feet)



**Garden Room/ Office/ Gym**  
Approx. 20.3 sq. metres (219.2 sq. feet)



**Viewing Arrangements**

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

- 01908 713253
- miltonkeynes@fineandcountry.com
- www.fineandcountry.com
- 59 High Street, Stony Stratford  
Milton Keynes MK11 1AY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	83
(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	



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.  
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