



High Street, Stony Stratford, MK11 1AT

131 High Street
Stony Stratford
Stony Stratford
Buckinghamshire
MK11 1AT

£1,100,000

The Rising Sun is a stunning Grade II listed town house with extensive and versatile accommodation with 3 reception rooms, 6 bedrooms, 3 bath/shower rooms and number of additional snug/seating areas, located just off the town centre.

Dating back to around 1740, the former Rising Sun Public House is now a stunning characterful family home with versatile accommodation set over three floors to include 3 reception rooms plus a large kitchen/breakfast, large utility room, cloakroom, 6 bedrooms and 3 bath/shower rooms. In addition there are three large landing spaces used as snug/study areas. The accommodation would lend itself to an annexe facility. Outside the property has two gardens – a courtyard plus an enclosed private garden and it has a large garage/ barn.

The house has undergone a succession of quality improvements, renovations, and conversions by the last three owners in recent years making for this stunning home – and perhaps one of the most characterful properties in the town. It is conveniently located on the north end of the High Street, just a minutes walk from both the town centre and some picturesque riverside walks. Viewing is essential to appreciate all that is lovely home has to offer.

- Stunning & Characterful Town House
- Potential Annexe Facility
- 6 Double Bedrooms & 3 Bath/ Shower Rooms
- 3 Reception Rooms
- Large Kitchen/ Breakfast Room
- 3 Large Landing Areas Used As Snugs
- Fire Places, Exposed Timbers, Brick & Stonework
- 2 Private Gardens





Ground Floor

The front door opens to a porch with a part glazed door to the entrance hall. The central entrance hall has stairs to the first floor with some exposed brickwork to one wall, exposed ceiling timbers, and doors to the reception rooms, cloakroom and an under stairs cupboard.

A cloakroom has a suite comprising a WC and wash basin with some timber panelling to the walls.

The living room has an inglenook style fireplace incorporating a woodburning stove, exposed ceiling timbers, wood block floor, two windows to the front with windows seats and a door to the utility room.

The utility room has a range of units, sink and windows and door opening to the rear garden. In good size room, formally a kitchen and could make an additional reception room should you prefer.

A sitting room, located to the front, has a large bay window incorporating window seat, an Inglenook fireplace incorporating a bioethanol stove, exposed wall and ceiling timbers and exposed brickwork. Doorway to the kitchen

The heart of this home is this converted barn - now an enviable large open plan kitchen/ breakfast room complete with a high vaulted ceiling and exposed trusses and purlins. It has an extensive range of modern units to floor and wall levels to include cupboards, draw sets, larder cupboards and a pull out bin. Quartz worktops. A range of integrated appliances include a wide induction hob, extractor hood, two ovens and a dishwasher. Two skylight windows, further windows to the side. The tiled floor has underfloor heating. Open doorway to the dining room.

The dining room is a dual aspect room with doors opening to both the courtyard garden on one side and rear garden to the other. Window to the side, access to a loft space, and a fabulous period bar door opening to the inner hall.

The inner hall forms part of another converted barn which lends itself to a potential annex facility, perhaps combined with the dining room. It comprises bedroom 5, shower room, stairs up to bedroom 6/ studio and the garage.

The shower room has a suite comprising WC, wall mounted wash basin and the shower cubicle. Window to the side.

Bedroom 5 is a ground floor bedroom with a very high vaulted ceiling with exposed rafters and purlins, exposed stonework to one wall with a display niche, a range of cupboards fitted under the stairs, and windows to the side and rear.

Bedroom 6/ studio is located on the first floor above the garage. It has a vaulted roof line with exposed rafters and purlins, two skylight windows and a further picture window to the side. Exposed stonework to the gable end wall.

First Floor

A large landing runs from the front to the rear of the property on split levels – to both the front and rear landing areas there is plenty of space for furniture et cetera making these areas suitable as either a study, snug or perhaps a library. A wealth of exposed wall and ceiling timbers, exposed brickwork to one wall, window to the front with a feature arch and a further window to the rear. Ledge and brace doors all rooms and stairs to the second floor.

Bedroom 1 is a double bedroom with two windows to the front, exposed wall and ceiling timbers, exposed brickwork to one wall, a feature fireplace with cupboards and wardrobes built into the chimney breast recesses. Door and step down to the ensuite shower room which has a modern white suite comprising WC, wash basin and a shower cubicle floor, window to the rear and vaulted roof line.

Bedroom 2 is a double bedroom with a dual aspect – two windows to the front and a further window to the rear. Feature fireplace and a cupboard built into the chimney breast recess and exposed wall and ceiling timbers.

The family bathroom has a four piece suite comprising WC, wash basin, roll top bath with ball and claw feet, wall mounted mixer tap and a separate double sized shower cubicle. Tiling and timber panelling to walls, window to the rear and an airing cupboard housing the gas central heating boiler.

Second Floor

A spacious landing is currently used as a sitting area with plenty of space for

furniture to include sofas, chairs et cetera, window to the front, wealth of exposed wall and ceiling timbers, storage cupboard and ledge and brace doors to both bedrooms.

Bedroom 3 is a double bedroom with a dual aspect – windows to the front and a skylight window to the rear. Cupboard built into the chimney breast recess, exposed wall and ceiling timbers.

Bedroom 4 is a double bedroom with a dual aspect – windows to the side and a skylight window to the rear. Wall and ceiling timbers.

Outside

The courtyard garden is laid with paving and blue brick paving and has a small outhouse for storage.

The main garden located on the opposite side of the property with a patio area and steps up to the remainder of the garden which is laid with artificial grass and has stocked beds and borders and a number of mature trees. This garden is enclosed by combination of brick walls and fencing.

Garage/ Barn

The garage/ barn has two sets of double doors, one from the courtyard and one from the side access road. Windows, power and light.

Heating

The property has gas to radiator central heating, with underfloor heating to the kitchen and dining rooms. In addition there is a woodburning stove and bio ethanol stove.

Cost/ Charges/ Property Information

Tenure: Freehold
Local Authority: Milton Keynes Council
Council Tax Band: F

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.

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.

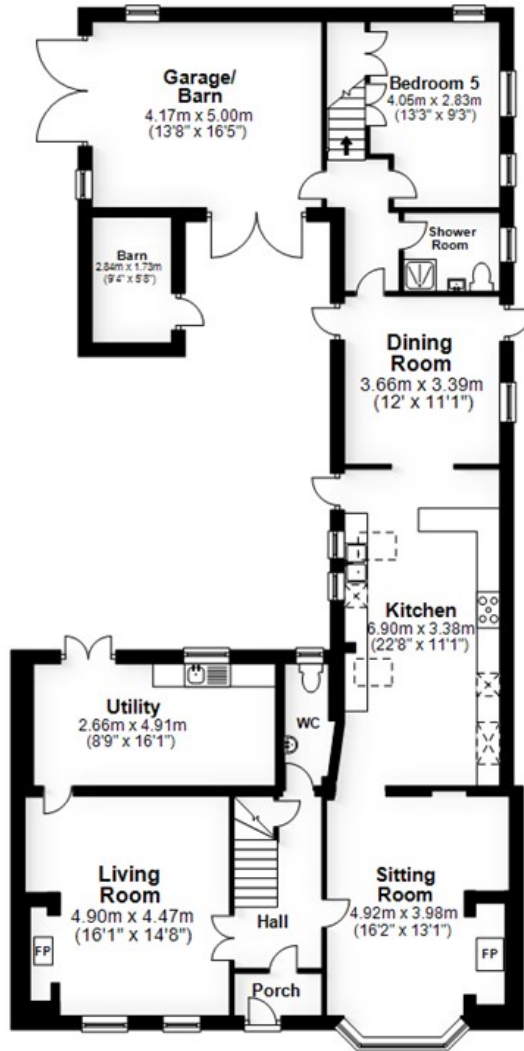






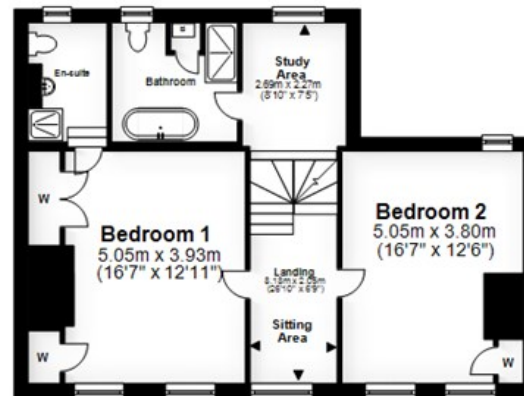
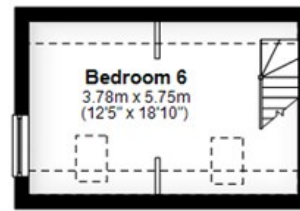
Ground Floor

Approx. 151.1 sq. metres (1625.9 sq. feet)



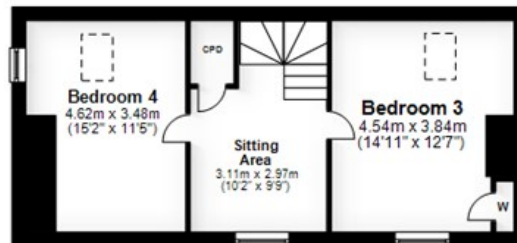
First Floor

Approx. 94.4 sq. metres (1016.0 sq. feet)



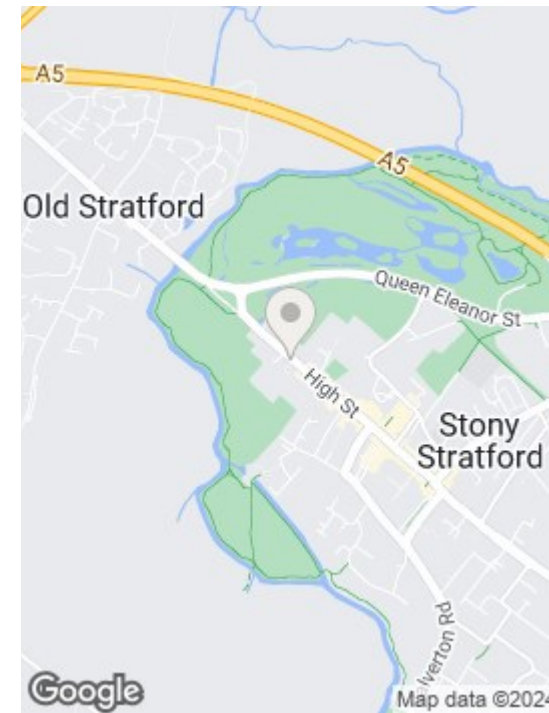
Second Floor

Approx. 48.2 sq. metres (519.3 sq. feet)



Total area: approx. 293.7 sq. metres (3161.2 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.



Viewing Arrangements

By appointment only via Fine & Country.
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