



Wolverton Road, Stony Stratford, MK11 1DX

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30 Wolverton Road  
Stony Stratford  
Buckinghamshire  
MK11 1DX

£800,000

**An impressive Victorian home of substantial proportions, benefiting from large landscaped gardens (around 245 ft to the rear), and parking for several cars and a garage.**

This substantial home has a beautifully presented interior made up of large rooms with high ceilings and many attractive period features to include fireplaces, period doors, wood block flooring, and sash windows. Outside, it is equally impressive with its large front garden, and rear garden extending to around 245 feet in length- beautifully landscaped- with parking for several cars and a garage to the rear. The impressive accommodation includes a large entrance hall, 2 reception rooms with fireplaces, and a large kitchen and utility area. On the first floor, a large landing gives access to 3 bedrooms and 2 bath/ shower rooms and the second floor is dedicated to the large master suite complete with en-suite shower room.

It is located just off the town centre in one of the most desired terraces in the town, the likes of which are rarely available - and early viewing is recommended to avoid disappointment.

- Substantial Period Property
- Well Presented & Stylish Interior
- Large Rooms with High Ceilings
- Lovely Fitted Kitchen/ Dining Room
- 4 Bedrooms (3 Double)
- 3 Bath/ Shower Rooms
- Lovely Period Features
- Large Beautifully Landscape Gardens (245 ft.)
- Garage & Parking for Several Cars
- Desirable Location Just Off Town Centre





#### Ground Floor

A period front door opens to the large entrance hall – extending to around 11.5 m in length and divided into an entrance porch and hall area which has doors to all rooms and an attractive dog leg staircase to the first floor. Entry door to the side leading to the rear garden. An impressively high ceiling is a theme which runs throughout most of the property, giving a rather grand feel.

The living room, located to the front, has a bay window with sliding sash panes, a wood block floor, and a fireplace. Picture rail and high ceiling. An open doorway leads to the dining room.

The dining room has a fireplace with open flue and log store under. Woodblock floor, picture rail, high ceiling and glazed French doors overlooking the rear garden. Return door from the hallway.

An impressive kitchen has an extensive range of modern units, in a traditional style, to floor and wall levels including cupboards, drawers and display units. Extensive worktops with a one and a half bowl sink unit, large range cooker with gas hob and ovens, extractor hood and an integrated dishwasher. Two windows to the side, tiled floor. Plenty of space for a dining table. Breakfast bar. This is open to the utility area, which has a larder cupboard and further floor unit with worktop, space for a washing machine and fridge/ freezer. Window to the side and door to the rear garden.

#### First Floor

An impressive landing has a sash window to the side, a long corridor leading to three bedrooms and a concealed staircase rising to the second floor, which has an extensive range of bespoke cupboards built under the stairs.

Bedroom 2 is a large double bedroom located to the front with a large bay window with sash panes and shutter blinds. Victorian fireplace with cast iron surround and tiled inserts.

Bedroom 3 is a double bedroom located to the rear with a tall sliding sash window overlooking the rear garden, wardrobes and drawers built into the chimney breast recess. Attractive cast iron fireplace with tiled inserts.

Bedroom 4 is a single bedroom located to the front with a sliding sash window, and a built-in wardrobe.

The first floor benefits from a separate bathroom and shower rooms. The shower room has a modern white suite comprising WC, wall mounted wash basin with vanity unit and a shower cubicle. Tiled floor and walls, airing cupboard and a sliding sash window to the side.

A large bathroom has an elegant feel with a freestanding roll-top bath with mixer tap shower and shower curtain and rail over, WC and wash basin. Varnished floorboards, sliding sash window to the rear and a linen cupboard.

#### Second Floor

The concealed staircase rises into the large master bedroom suite comprising a double room, walk in wardrobe and an en-suite shower room. The bedroom has part sloping ceilings to the front and rear with a skylight window and a walk in dormer to the rear with glazed sides and a sliding sash window overlooking the rear garden. Access to the loft. A door opens to the walk in wardrobe and a further door to the en-suite shower room.

The en-suite shower room has a modern suite comprising WC, wash basin mounted on a vanity unit and a shower cubicle. Tiled floor and walls and a skylight window to the rear.

#### Gardens

The property is set well back from the Wolverton Road behind a brick wall – with neat a lawn and stocked beds extending to around 35 feet in length, pathway to the front door, and a second pathway to the side passageway giving access to the rear garden from the front as well as the rear access.

A highlight of this home are the wonderful gardens – in all extending to around 245 feet in length. The gardens are beautifully landscaped and broken into sections to include a secluded patio leading from the kitchen, a meandering paved path leading through stocked beds and borders to an attractive lawn lined with further beds and borders, which in turn lead to a gravelled area and an area laid with bark chip which would be suitable for a vegetable garden – again bordered by beds and borders. Parking to the far end of the garden.

Adjacent to the kitchen is an outside store and a laundry room with sink and space for a dryer.

#### Garage & Parking

Parking - To the far end of the garden there are gravelled parking areas both outside and within the gated fence boundary leading to the garage. In all offering parking for several cars - accessed via the Wolverton Road/ Clarence Road service road.

Garage - large detached single garage of brick and timber construction with a pitched slate tiled roof, double swing doors.

#### Heating

The property has gas to radiator central heating, along with working fireplaces

#### 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.

#### Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service. Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer. We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

#### 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.

#### Cost/ Charges/ Property Information

Tenure: Freehold

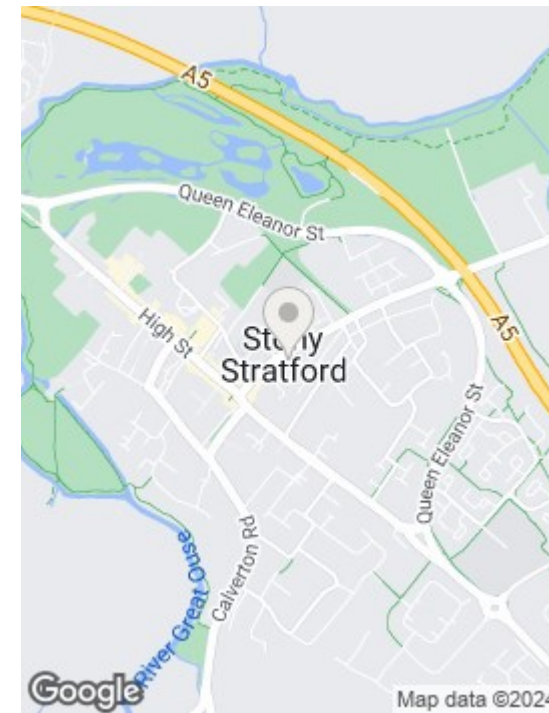
Local Authority: Milton Keynes Council

Council Tax Band: F









**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		81
(69-80)	C		
(55-68)	D		64
(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.  
Plan produced using PlanUp.