



Little Stocking, Shenley Brook End, MK5 7BG

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The Barn  
29 Little Stocking  
Shenley Brook End  
Buckinghamshire  
MK5 7BG

£1,150,000

**An exceptionally rare opportunity to acquire this outstanding quality barn conversion situated in one of the prime locations in Milton Keynes.**

This Grade II Listed Barn was converted in 2012 and has been owned by the present vendors since. The living accommodation is in excess of 3,000 square feet and offers four bedrooms, three bathrooms (two of which are en-suites). The accommodation in full comprises, entrance hall, cloakroom, utility room, an amazing living/dining/kitchen area of over 1,000 square feet, which has a part vaulted ceiling with a mezzanine overlooking. All four bedrooms are located on the ground floor, with the master and second being served by en-suites, plus a family bathroom. To the exterior, the entrance to the property is gated and opens onto a large driveway and garage. There is a private rear garden.

- BARN CONVERSION
- FOUR BEDROOMS
- THREE BATHROOMS
- GRADE II LISTED
- UNDERFLOOR HEATING THROUGHOUT
- OPEN-PLAN LIVING/DINING/KITCHEN
- UTILITY ROOM
- A MIXTURE OF CONTEMPORARY & CHARACTER
- GARAGE
- GARDENS







#### Accommodation

The property is entered via a part glazed stable door into the entrance hall which has glazing to the front aspect and a door leading to the driveway. Fitted storage cupboard and cloak cupboard. Access to bedroom four/study and the utility room. The tiled entrance has steps down to the master bedroom. To the other side is access to the main reception area. The cloakroom has a suite comprising wash hand basin and a low level w.c. with an obscure glazed window to the front aspect.

The kitchen is fitted in a range of units to wall and base levels with worksurfaces over and a central island which incorporates the sink unit. Appliances include an electric oven, a six ring gas hob with extractor hood over and a built-in microwave, integrated fridge/freezer and dishwasher. Tiled flooring extends from the entrance hall. A staircase rises above the kitchen to the mezzanine which overlooks the living/dining area which has beams to the vaulted ceiling and an inset wood burner. This area is double height with dual aspect windows and doors, one set leads to the rear garden and the second set leads to the frontage/driveway.

The master bedroom has a vaulted ceiling with a timber A frame and doors opening onto a private garden. Range of fitted wardrobes. The en-suite bathroom has a suite comprising low level w.c., bath and his and hers wash hand basins with vanity unit under, and a separate shower cubicle. Window to the rear aspect. Tiled flooring.

Bedroom two is located on the opposite side of the barn with double double French doors leading to the rear garden and a window to the rear aspect. Vaulted ceiling with a timber A frame. A door leads to the en-suite comprising low level w.c., wash hand basin and a panel bath with a hand-held shower attachment. Obscure glazed window to the rear aspect.

Bedroom three/snug has a built-in media unit and glazed French doors to the rear garden and a window to the rear aspect. Bedroom four/study has a fitted Velux window.

The utility room/boot room has a worksurface and plumbing for a washing machine and space for an additional appliance. Central heating boiler and hot water timer controls. Manifold for the underfloor heating.

The family bathroom has a suite comprising low level w.c., wash hand basin set in a vanity unit and a corner mounted shower cubicle.

#### Gardens & Garage

The property is entered via a five bar paddock gate to a large frontage which offers extensive parking. Planted borders. Steps lead down to a personal door at the rear of the garage which has power and light connected, eaves storage and full height pull-open doors.

The rear garden is fully enclosed and has a large paved seating area. The remainder is laid to lawn and extends to a gravel area at the foot of the garden. Timber shed to remain.

A private side garden has gated access and is mainly laid to gravel with a raised deck area, and gives access to the master bedroom.

#### Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: G

Underfloor heating fired by a gas boiler.

Grade II Listed - EPC Exempt.

#### Location - Shenley Brook End

Shenley Brook End is situated to the South of the centre within the designated city boundary, having its own Local park, Local centre, Public house, First school and Cricket ground. An excellent range of further amenities are available in Central Milton Keynes including shopping centre, cinema, theatre and main line railway stations. The school catchment is exceptional and the location of the home is ideal for would be commuters to Central Milton Keynes, Aylesbury, Buckingham and London.

#### 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 undertake 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.





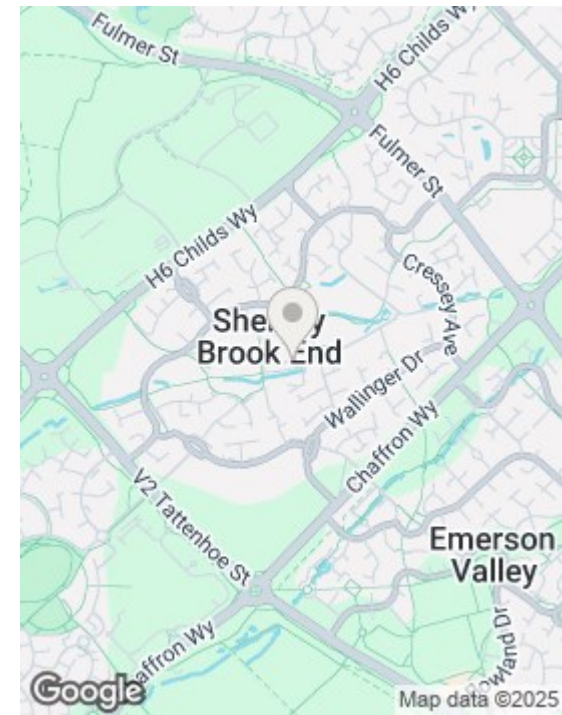
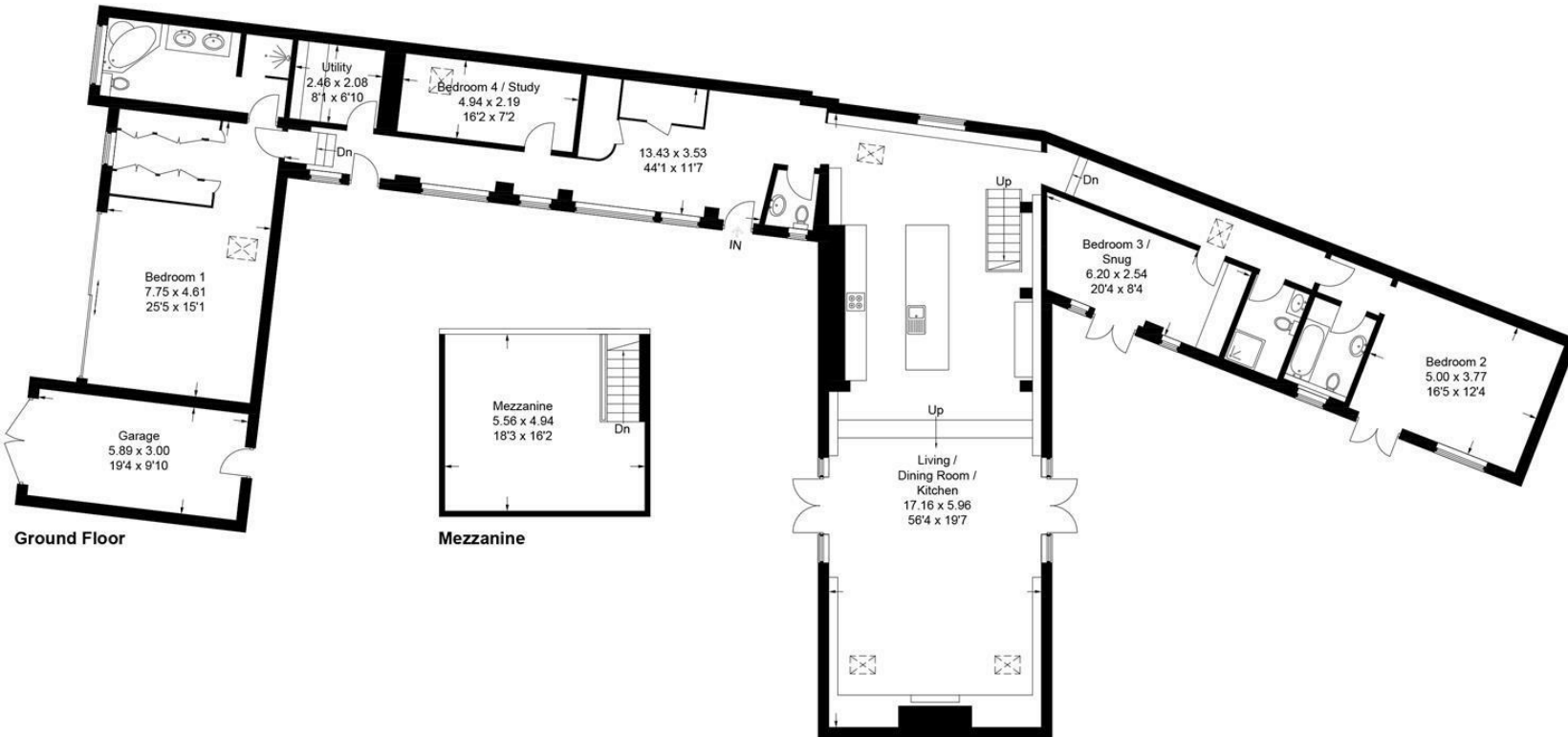








Approximate Gross Internal Area  
 Ground Floor = 261.7 sq m / 2,817 sq ft  
 Mezzanine = 27.4 sq m / 295 sq ft  
 Garage = 18.2 sq m / 196 sq ft  
 Total = 307.3 sq m / 3,308 sq ft



**Viewing Arrangements**

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

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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

