



Sherington Place Church Road

Sherington MK16 9PA

FINE & COUNTRY



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Sherington Place is a characterful Grade II Listed Georgian town house occupying an elevated position in the heart of this delightful village. The accommodation boasts over 4000 square feet and offers five principle bedrooms, three bathrooms, WC and five versatile reception rooms. There has been an extremely tasteful extension and now also incorporates a magnificent orangery. The Orangery overlooks a south westerly garden enclosed by a stone wall and a tall hedgerow.

The building (circa 18c) has a dressed limestone facade with four pane sashes and a 3 pane sash over the door. A flight of 7 moulded steps rise to the front of the property which stands behind cast iron railings. Accommodation is arranged over three floors and also offers a useful full height cellar with natural light. ( used as a laundry room and additional storage).

Outside there is a drive offering off road car parking for two cars, and the gardens enjoy a westerly aspect and in the agents opinion are a good size.

## Property description

A Grade II listed 18th century five bedroom detached house, occupying an elevated position and located in the very desirable village of Sherington.

Sherington Place is a Georgian house of significant character which has been sympathetically and tastefully extended to combine the features of yester year with those of modern day living. The accommodation is arranged over four floors and presents spacious, light and airy accommodation inclusive of five reception rooms, a Kitchen/breakfast room, an orangery, utility room and a vast wine cellar. Additionally there is a Master bedroom with en suite bathroom, four further bedrooms, a family bathroom and additional en suite shower room. A south westerly facing garden extends to the side of the property offering privacy and seclusion and off road parking is available on a driveway located to one side of the property. Stone steps with an iron hand rail ascend gently to the front door which opens into the entrance hall. A staircase rises from this area to the first floor and a cloakroom is conveniently located towards the rear. The cellar is also accessed from the hallway where steps lead down to a wine cellar and utility room.

The reception rooms are many and varied, the main drawing room has a wood burner, wall panelling and sash window to the front elevation and a range of fitted shelving. Double glazed doors open to the magnificent "Orangery" which has a glazed vaulted ceiling and doors opening to the rear garden. The second reception room is used as a sitting room and has a feature fireplace, sash window to the front elevation and half height panelling and dado rail. This room adjoins the music room and office.

The kitchen/breakfast room has exposed brickwork to one wall and a beamed ceiling. Quarry tile flooring, shaker style units, a grand "Aga" and companion oven enhance the typical farmhouse feel of this kitchen. Integrated appliances, many of which are almost new, include a fridge freezer, dishwasher and microwave.

Off the kitchen through double opening glazed doors, there is a large multi purpose reception currently used as a second office and gym. There is a range of fitted wall units offering ample storage. This room could be used as a games room/ entertaining space and is ideal for table tennis or a pool table and bar.

On the first floor there are three bedrooms, the Master bedroom has a double aspect with beautiful sash windows and plenty of space for free standing wardrobes and an en-suite bathroom. There is a walk in shower and bath and large built in vanity unit with drawers. The additional two bedrooms are good size double rooms with wardrobe space and plenty of light with the rear bedroom offering a triple aspect and built in cupboard. There is a generous family shower room with a three piece suite, heated towel rail, wall tiles and window to side elevation.

The second floor landing has built in wardrobes and leads to two double bedrooms and a large shower room en suite to one of them.









## Externally

The front garden is retained by a brick wall with a gated entrance. The main area of lawned garden faces in a westerly direction made private by a privet hedge and a substantial stone wall. There are flower borders and a raised terrace and outside dining area. There is a large patio area leading from the Orangery. Having access from Gun Lane, a driveway affords parking for two vehicles. Unrestricted parking is available to the front of the property.

## Location

The village has a thriving local public house/ restaurant, village store, post office and church. There is a local pre school and first school, thereafter children attend Lovat school in Newport Pagnell. There is a dedicated school bus service from the village to the highly regarded Harpur schools in Bedford.

## 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. Some items may be available subject to negotiation with the Vendor.

## Notice to purchasers

"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.









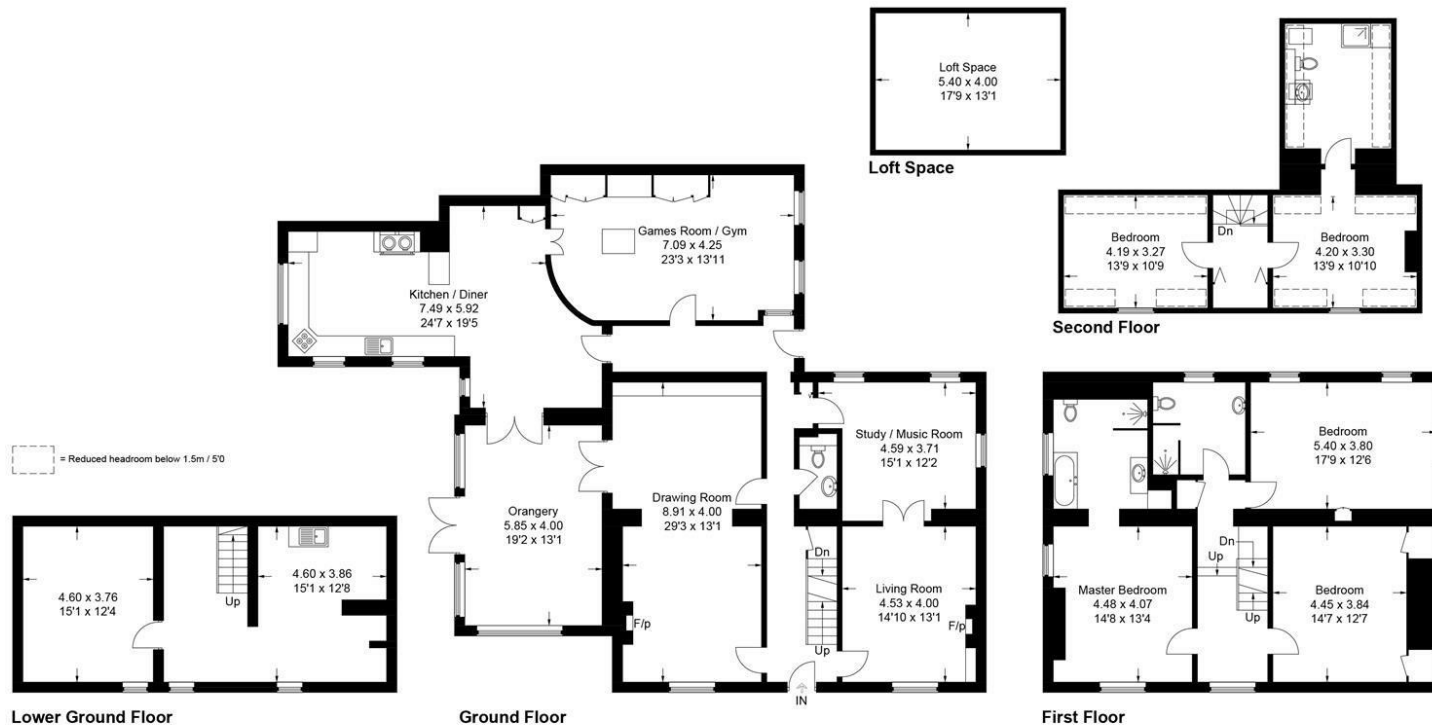








Approximate Gross Internal Area  
 Lower Ground Floor = 48.2 sq m / 519 sq ft  
 Ground Floor = 198.0 sq m / 2,131 sq ft  
 First Floor = 97.6 sq m / 1,050 sq ft  
 Second Floor = 49.5 sq m / 533 sq ft  
 Loft Space = 21.6 sq m / 232 sq ft  
 Total = 414.9 sq m / 4,465 sq ft



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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

**FINE & COUNTRY**

59 High Street, Stony Stratford,  
 Milton Keynes MK11 1AY  
 01908 713253 [miltonkeynes@fineandcountry.com](mailto:miltonkeynes@fineandcountry.com)  
[www.fineandcountry.co.uk](http://www.fineandcountry.co.uk)

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