



Wolverton Road, Stony Stratford, MK11 1DX

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36 Wolverton Road
Stony Stratford
Milton Keynes
MK11 1DX

Guide Price £875,000

A rare opportunity to purchase, arguably, one of the towns finest Victorian homes, benefiting from one of the largest gardens in the town, a double garage and parking for several cars - conveniently located just off the town centre.

The property dates back to 1898 and behind the attractive double fronted facade sits extensive accommodation - extending to around 2,200 ft.² - with high ceilings and many period features, set over two floors, comprising; an entrance hall, 3 reception rooms, kitchen, large utility room and cloakroom. On the first floor, 4 double bedrooms and 3 bath/ shower rooms- one en-suite.

The plot, at around 0.25 of an acre, offers one of the largest, beautifully maintained gardens in the town, and it benefits from the rare feature of off-road parking to both the front and rear as well as a double garage.

The property has many character features to include panel doors, fireplaces, mosaic tiled floor, and period coving and ceiling roses. With the period features, large proportioned rooms and high ceilings the property offers a grand feel befitting of the Victorian era. The large plot and large attic offers plenty of scope to extend the accommodation further – as have neighbouring properties.

In all, the rarest of opportunities not to be missed – book your viewing today!

- Substantial Victorian Home.
- Accommodation of Around 2,200 ft.²
- 3 Reception Rooms
- 4 Large Bedrooms
- 3 Bath/shower Rooms
- Many Victorian Period Features.
- Large Gardens - Around 229ft x 39ft
- Off-road Parking Front & Rear + Double Garage
- Located Just Off the Town Centre.





Ground Floor

The first hint of the Victorian charm that this property offers is as you enter the storm porch, with beautiful period wall tiling and a mosaic tiled floor. The period front door opens to the entrance hall.

The central entrance hall has an attractive Victorian mosaic tiled floor, stairs to the first floor and high ceilings, around 2.98m, which run throughout the property. Period panel doors open to all rooms.

A living room is located to the front with a large bay window with stained glass feature, reproduction Victorian style cast iron fireplace with tiled inserts and stone mantle piece. A ceiling rose and ornate coving.

The sitting room, located to the front, has a bay with double glazed windows and a stained glass feature. High ceiling with picture rail and coving, and a stone fireplace with open flue.

A dining room has French doors overlooking the rear garden, period cupboards built into the chimney breast recess, door to the utility room, open archway to the kitchen and door to a walk-in pantry which has shelving and a window to the side.

The kitchen has a range of units to floor and wall levels with a mix of laminate and Corian worktops. Space for appliances.

A large utility room has a range of units, worktop, butler sink, space and plumbing for appliances, gas central heating boiler, and door to the red lobby. The rear lobby has a door to the rear garden and cloakroom.

The cloakroom has a WC and wash basin, window to the side.

First Floor

The spacious landing has high ceilings – a theme which runs throughout the first floor, with an ornate arched window to the front with stained glass. Space for furniture, and period panel doors to all rooms.

A box room is the perfect space for storage, airing cupboard, and there is access to an exceptionally large attic which offers plenty of scope to convert into further accommodation, subject to any necessary consent.

Bedroom one is a double bedroom located to the front with a window to the front with attractive stained glass feature, period built in wardrobe, cupboard and shelving. Door to the en-suite shower room, comprising WC, wash basin built into a vanity unit and a shower cubicle.

Bedroom two is a double bedroom located to the front with a window with stained glass feature, and three built in double wardrobes.

Bedroom three is a double bedroom located to the rear with two sets of period built in wardrobes and views over the large rear garden.

Bedroom four is a double bedroom located to the rear with views over the fabulous rear garden, period cast iron fireplace, wash basin and built in cupboard.

Bathroom one has a modern white suite comprising a WC, wash basin, double ended bath with a wall mounted tap and a double sized shower cubicle. Double glazed sliding sash window to the rear.

Bathroom two has a suite comprising WC, wash basin in vanity unit and a bath with mixer tap shower over. Double glazed sliding sash window to the rear.

Gardens & Parking

A highlight of the property is the large plot- around 0.25 of an acre- with beautiful south/east facing rear gardens stretching approximately 229ft in length x 39ft in width, enclosed by brick walls and fencing - in all one of the larger gardens in the town. The gardens are beautifully landscaped and maintained, starting with a large patio, immaculate lawns with stocked beds and borders, with mature plants and trees which include a beautiful Magnolia tree and several fruit trees. A meandering path leads to a further patio, greenhouse, and a large vegetable garden. Finally, to the far end sits a further hardstanding both in front of, and behind, double gates, which offers additional parking and a double garage. Two brick built out houses.

The front garden is paved providing off-road parking. Side gated access leads to the rear garden.

Double Garage

Brick built detached double garage with double up and over door located at the end of the garden, with access of the Clarence Road service road.

Windows

The property has a combination of period windows and replacement double glazed windows in a period style, some with stained glass features - a mix of sliding sash and casement windows.

Heating

The property has gas to radiator central heating.

Location - Stony Stratford

Property is located within the conservation area, just off the town centre of this 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.

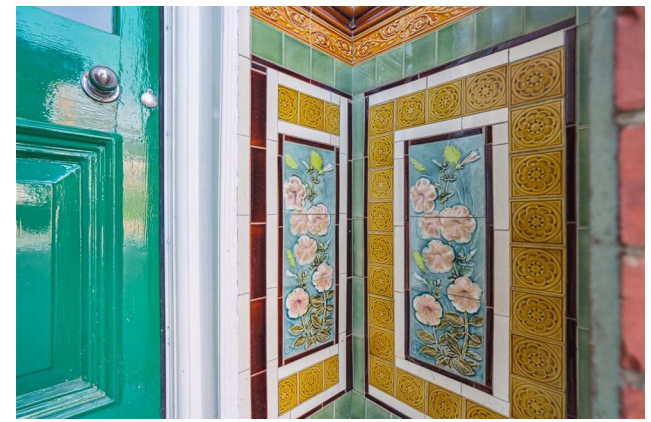
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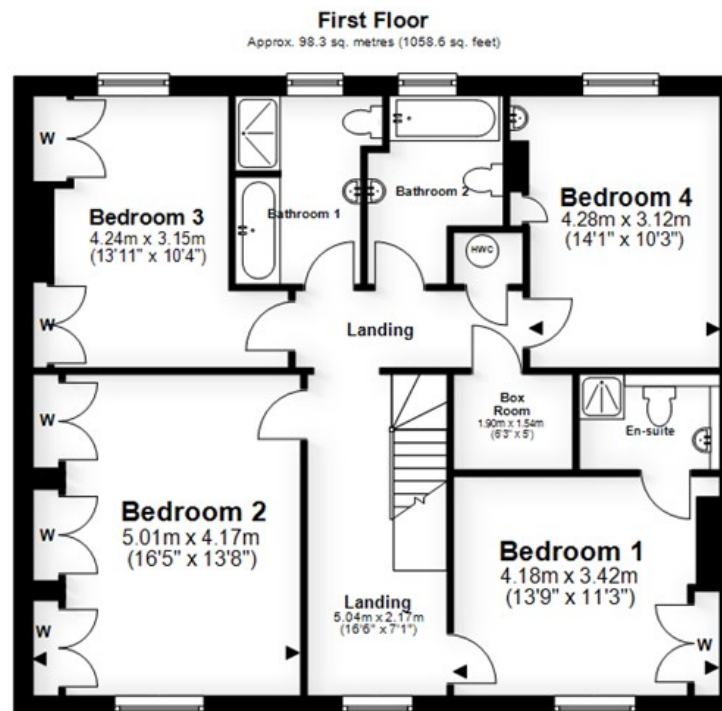
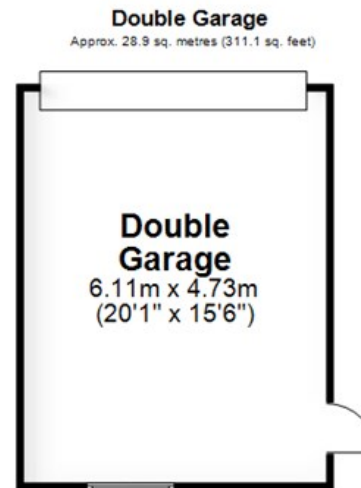
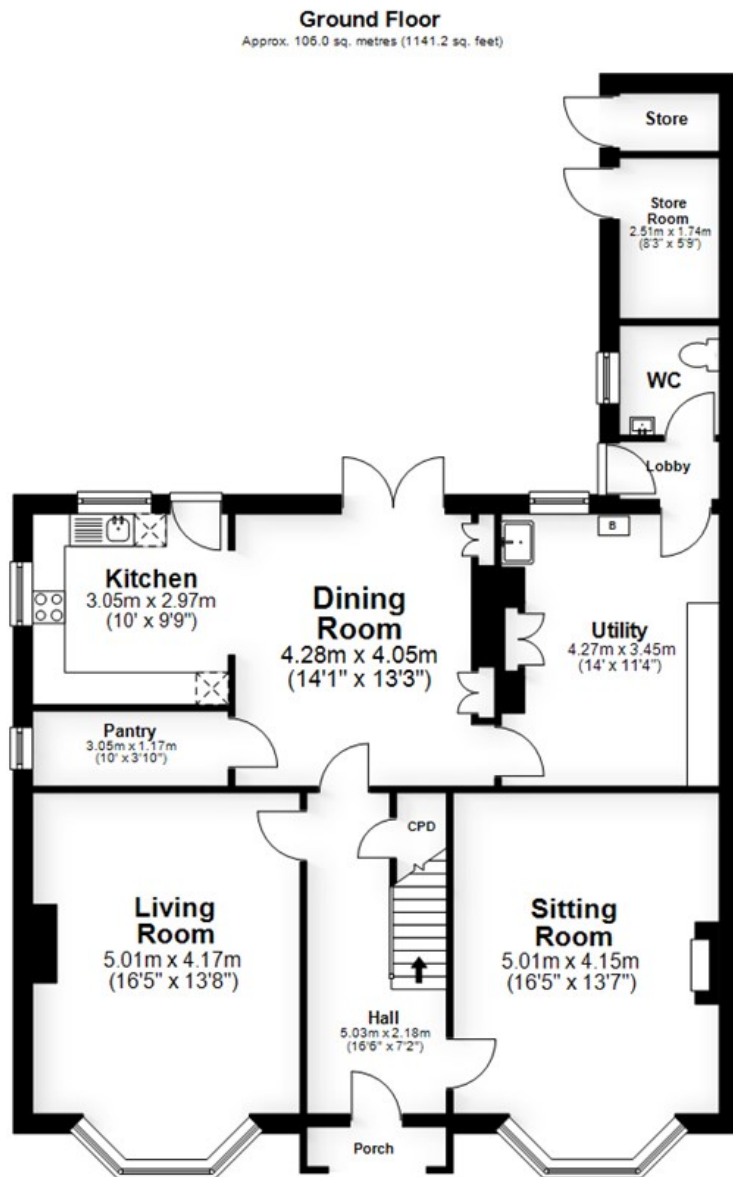
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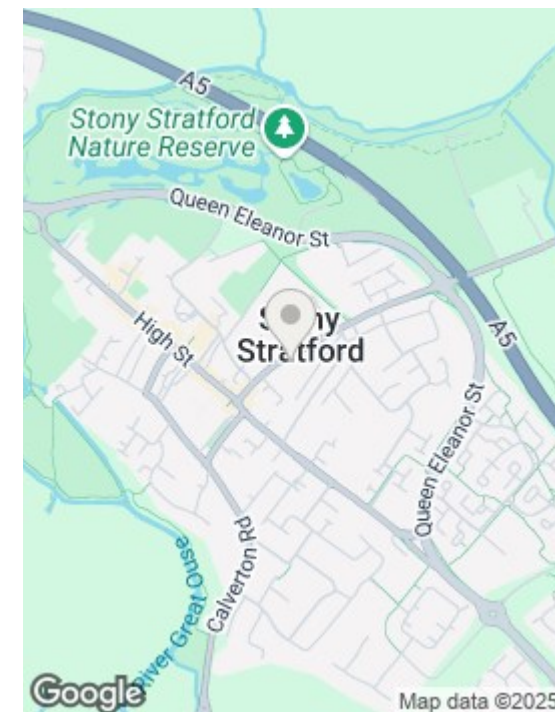






Total area: approx. 233.3 sq. metres (2510.9 sq. feet)

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.
We are open 7 days a week for your convenience

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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

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