



10 Market Square, Hanslope, MK19 7LJ

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April Cottage 10 Market Square
Hanslope
Buckinghamshire
MK19 7LJ

£695,000

A beautifully presented, characterful, 4 bedroom stone and brick built cottage, with lovely gardens, located in the heart of the village, in the shadows of the village church.

The property has beautifully presented and stylish accommodation set over two floors comprising an entrance hall, cloakroom, inner hall, dining room with inglenook fireplace, living room, study, family/ breakfast room and kitchen. On the first floor, 4 good size bedrooms and a large family bathroom as well as a spacious landing with space for furniture. The property has character features to include an inglenook fireplace, plus exposed stonework and timbers.

A highlight to this home are the beautiful landscaped gardens to both the front and rear - abundantly stocked - the quintessential English cottage garden. Gated parking for several vehicles.

The property is located in the heart of the village – on the Market Square just a short walk to the local school, village pubs, shops and church.

- Attractive Characterful Stone Cottage
- Lovely Conservation Area Village Setting
- 4 Reception Rooms
- 4 Bedrooms
- Large Family Bathroom + Cloakroom
- Beautifully Landscaped & Maintained Gardens
- Parking for Several Cars
- Short Walk to All Village Facilities
- Views to the Historic Village Church





Ground Floor

The front door opens to the entrance hall which has windows to both sides, Travertine natural stone tiled floor which extends through to the dining room, inner hall, and cloakroom, and oak door to the dining room.

The dining room has a fabulous stone Ingle fireplace with a feature gas coal effect fire place and quarry tiled hearth, exposed stonework to one wall, window to the side and an open doorway to the inner hall.

The inner hall has stairs to the first floor and under stairs cupboard. Doors to all rooms.

A cloakroom has a suite comprising WC and wash basin. Window to rear.

The living room has a fireplace incorporating a multi-fuel burning stove, two exposed ceiling timbers, a display niche and two windows to the front. Door to the study.

A study, located to the front, has a window to the front and a feature fireplace with stone surround. Open doorway to the family room/ breakfast room.

The kitchen has a range of units to floor and wall levels with worktops, a double bowl sink, range cooker with 5 gas rings, 2 ovens (gas & electric) and a grill, space for other appliances. Quarry tiled floor and two windows to the rear. Gas central heating boiler and open doorway to the breakfast room.

A family room/ breakfast room is a light and airy room with a high vaulted ceiling with two skylight windows and exposed rafters, solid wood patio doors with glazed side panels and glazed apex over, overlooking the rear garden. Tiled floor with underfloor heating.

First Floor

The spacious landing has space for study desk, storage cupboard, window to the rear, door to the bathroom and a corridor leading to all bedrooms.

Bedroom 1 is a double bedroom with a window to the front aspect overlooking the front garden and Market Square. It has a range fitted wardrobes with mirrored sliding doors plus an additional cupboard.

Bedroom 2 is a double bedroom with a window to the side aspect with views to the village church, and a cupboard recess.

Bedrooms 3 & 4 are located to the front with views over the front garden and the Market Square. Each has access to the loft - one with a pull down ladder.

The large family bathroom has a five piece suite comprising WC, twin wash basin mounted on a deck with mirror, double ended bath with handheld mixer tap shower and a separate shower cubicle. Tiled walls, window to the rear and storage cupboard and airing cupboard. NOTE: The room is large enough to offer scope to subdivide, and maybe provide a bathroom and separate shower room - subject to any necessary consent.

Gardens

The property has beautifully maintained and established gardens to both the front and rear. A large front garden which is bordered by a stone wall with access via a five bar gate to a gravel driveway providing off-road parking for several vehicles, neat lawns with stocked beds and borders. Gated side access leads to the rear garden.

The beautifully maintained and landscape rear gardens have gravel and paved seating areas, neat lawns and established beds and borders within an array of plants, and a lovely mature Silver Birch tree. The gardens are enclosed by fencing and brick walls and offer a high degree of privacy.

Parking

The gated gravelled driveway offers parking for several vehicles.

Heating

The property has gas to radiator central heating which includes underfloor heating to the family room/breakfast room. In addition there is a multi fuel burning stove in the living room.

Windows

The majority of the windows are UPVC double glazed windows, with just a few timber and single glazed windows.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: F

Location - Hanslope

Hanslope is a village and civil parish in the Borough of Milton Keynes and ceremonial county of Buckinghamshire. The village is about 4 miles (6.4 km) west northwest of Newport Pagnell, about 4 miles (6.4 km) north of Stony Stratford and 8 miles (13 km) north of Central Milton Keynes - all of which offer extensive shopping and leisure facilities. Local buses give direct access to Central Milton Keynes and Northampton. The village boasts a primary school, shops to include two convenience stores/ paper shops/ post office, and butchers, pubs and doctors surgery. Wolverton and Central Milton Keynes mainline railway stations are a short distance from the village. The property has a particularly pleasant position in the heart of the village, just off the Market Square, and just a short walk to local pubs, shops, butchers, church and school.

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.

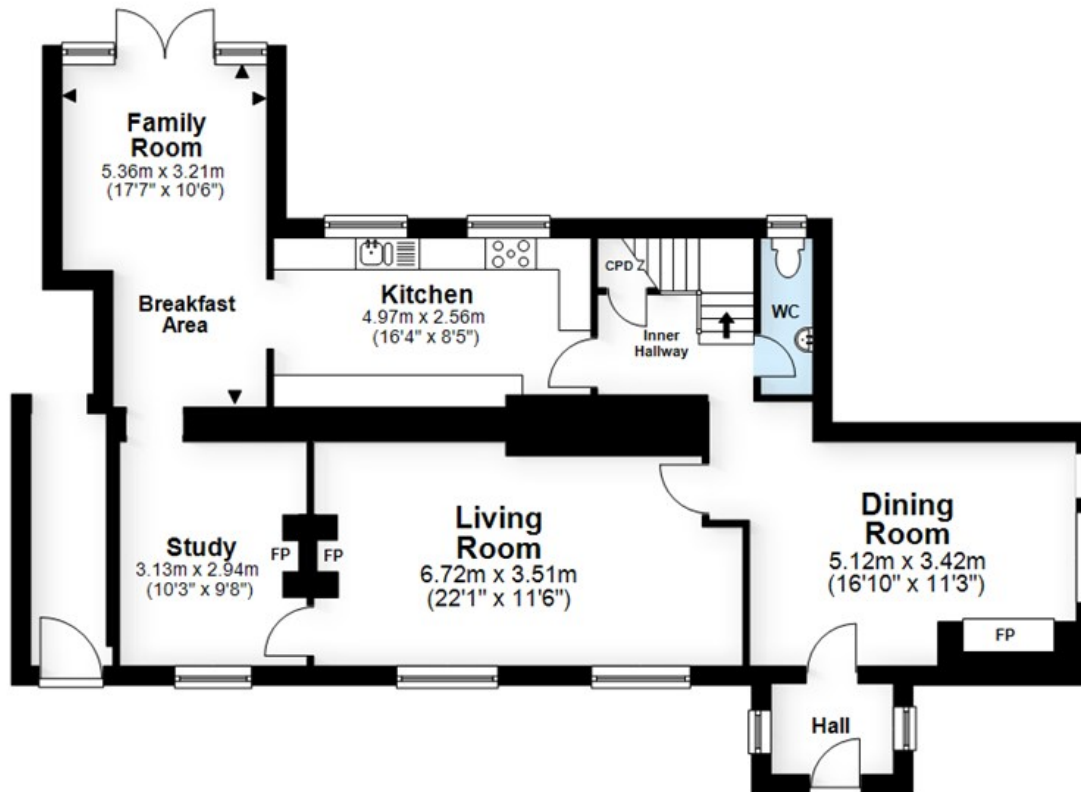






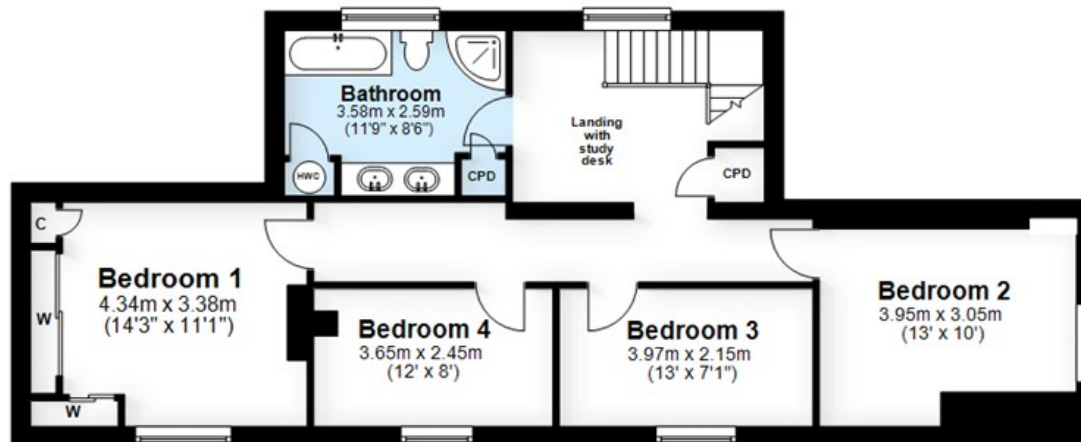
Ground Floor

Approx. 107.6 sq. metres (1158.1 sq. feet)



First Floor

Approx. 74.3 sq. metres (799.8 sq. feet)



Total area: approx. 181.9 sq. metres (1957.9 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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