



Northfield Barns Drive, Deanshanger, MK19 6LG

West Barn
4 Northfield Barns Drive
Deanshanger
MK19 6LG

£1,100,000

A delightful 18th century stone built, four bedroom barn conversion set in gardens of around 1/3 of an acre. Approached via a private drive through a communal wooded area, this stunning property was converted in 1995, and is located on the edge of this sought after village overlooking open countryside.

Offering versatile and flexible living, the accommodation comprises, entrance hall, cloakroom, sitting room, cinema room, open plan kitchen/dining/family area, utility room. The vaulted ceiling master bedroom has a four piece en-suite bathroom, and access out to the gardens. The second bedroom/guest bedrooms also has an en-suite, bedrooms 3 & 4 are of double size, with the fourth bedroom giving the option of a home office/study. To the exterior, the property is accessed via an electric gate, which opens onto a shingle driveway., which leads to the double garage and additional carport. The wrap around gardens are well tended and back on to open countryside. This property has to be viewed to be appreciated.

- STUNNING BARN CONVERSION
- VERSATILE LIVING
- FOUR BEDROOMS
- THREE BATHROOMS
- OPEN PLAN KITCHEN/DINING/FAMILY AREA
- DOUBLE GARAGE & CARPORT
- MATURE GARDENS





Accommodation

The property is entered via a solid front door with glazed side windows into the entrance hall. Ceramic tiled flooring. Window to the rear aspect. Cupboard housing the boiler. Further storage cupboard. Part exposed stone wall with steps leading up to three of the bedrooms plus the family bathroom.

A door leads to the kitchen/family/dining area. A further door leads to the stylish cloakroom with a suite comprising low level w.c. and a wash hand basin set in a vanity unit. Obscure glazed window to the rear aspect.

The light and airy sitting room has a vaulted ceiling, three sets of bi-fold doors and two windows to the rear aspect. Feature wood burning stove.

The stand-out feature of the property is the open-plan kitchen/dining/family area which is the hub of this home. This space has a vaulted ceiling and French doors lead to a raised seating area. Windows to the side aspects. The kitchen area is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drainage. Gas Aga, Electric oven. Induction hob. Integrated microwave. Plumbing and space for an American style fridge/freezer. Plumbing for a dishwasher. This area gives access to bedroom four/study with the opposite end opening onto the rear lobby which has a window to the side aspect and a sliding door to the utility room. The utility room has a range of fitted cupboards to one wall, inset sink/drainage. Further spaces for free-standing appliances. Window to the side aspect.

The rear lobby has steps down into the cinema room which is dual aspect with windows to both side aspects and a door leading out to the garden. Vaulted ceiling.

The master bedroom has a vaulted ceiling and inset Velux windows. Glazed French doors to the rear garden. Window to the rear aspect. Fitted wardrobes. Steps up to the en-suite comprising low level w.c., wash hand basin set in a vanity unit, free-standing bath and a large walk-in shower. Obscure glazed window to the rear aspect. Bedroom two has fitted wardrobes, window to the rear aspect and a door to the en-suite comprising low level w.c., wash hand basin set in a vanity unit and shower cubicle. Obscure glazed window to the rear aspect. Bedroom three has a range of fitted wardrobes and a window to the rear aspect. Bedroom four/study has a range of fitted cupboards to one wall, vaulted ceiling, window to the rear aspect and a glazed door to the rear garden.

The family bathroom has a suite comprising low level w.c., wash hand basin set in a vanity unit and a panel bath. Obscure glazed window to the rear aspect.

Exterior

The approach to the property is via an electric gate into a shingle driveway with parking for several vehicles leading to a detached oak-framed garage and carport. Two electric front doors, power and light connected. The mature gardens extend from the side to the rear of the property with numerous seating areas, planted flowers, shrubs and trees with the remainder laid to lawn. A path leads to a raised decked seating area giving access to the rear garden overlooking open countryside.

Cost/ Charges/ Property Information

Tenure: Freehold.

Service Charge £50 per month for the use and continuous upkeep of the communal woodland adjacent to the property.

Local Authority: West Northants Council
Council Tax Band: G.

Specification

CCTV - Can connect up to a TV and Phone App with two way speaking ability and movement detectors.

Sensor based alarm system - Can connect up to TV and Phone App.

CAT 6 throughout.

Kintenco Soft Water System throughout.

Reverse Osmosis water filtration system.

Air Con/ Air Filtration/Also heating functionality throughout.

Upgraded Consumer Unit.

WiFi to garage

Fibre Optics in entrance hall ceiling.

Master bedroom en-suite and sitting room have underfloor heating.

Master bedroom suite has Velux windows are remote control, have programmable timer for opening and closing, rain sensor, and built-in black out blinds.

Location - Deanshanger

Deanshanger is located just over the Bucks/Northants border in South Northamptonshire. It has some of the most comprehensive facilities of all the local villages to include several grocery shops, fast food takeaways, post office, hair dressers, pub, church, village hall, sports club and a full range of education from pre-school, to junior school, and secondary school with sixth form. The attractive village green is in a conservation area and recent development in the village has ensured plenty of recreational space and parks are provided. In terms of transport there are excellent road links to Milton Keynes (with a main line station to London Euston (fastest trains just 30 minutes), Buckingham and Northampton. The historic coaching town of Stony Stratford is close by.

Note for Purchasers

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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.

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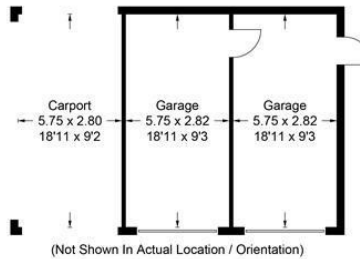
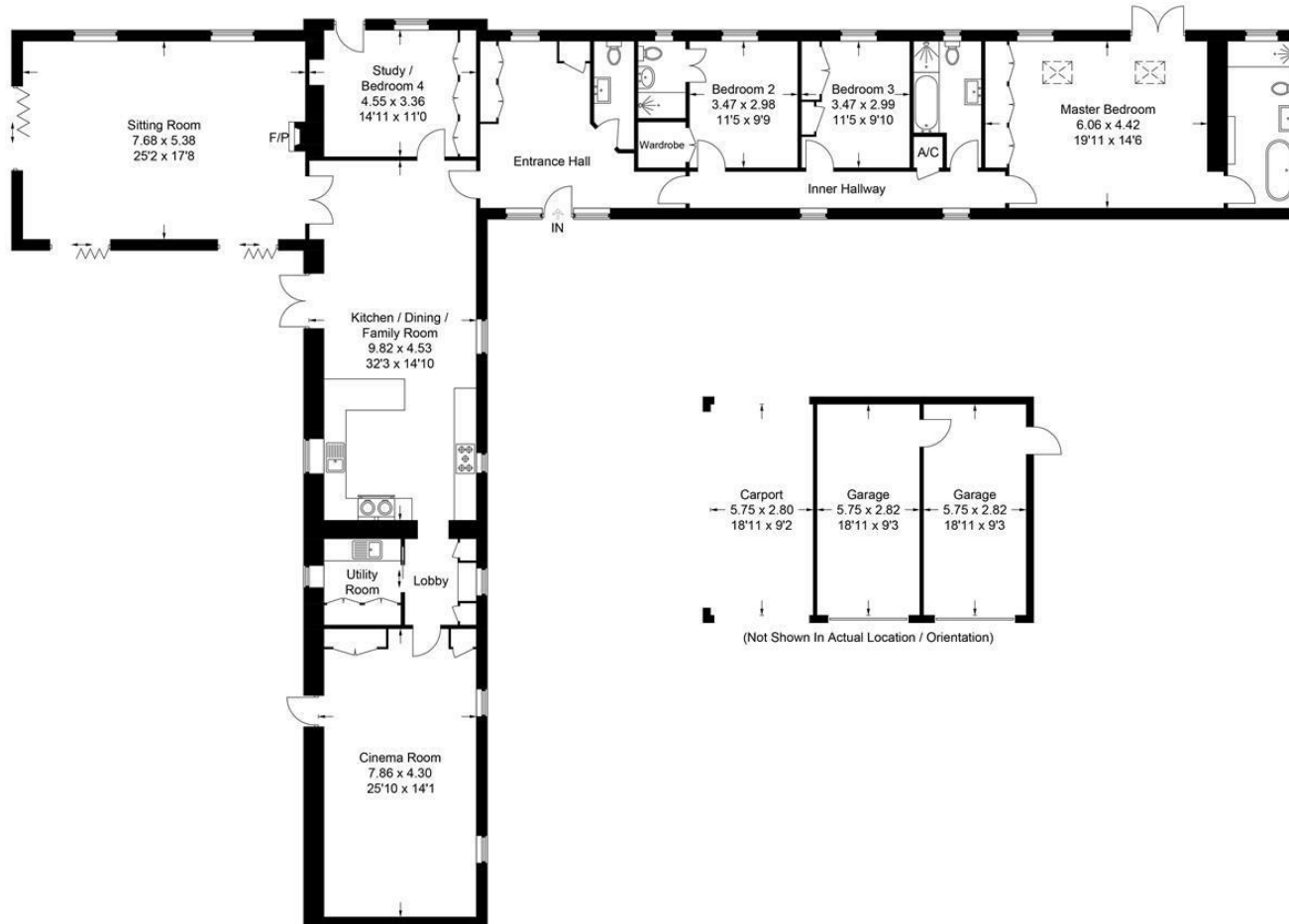
Disclaimer

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.



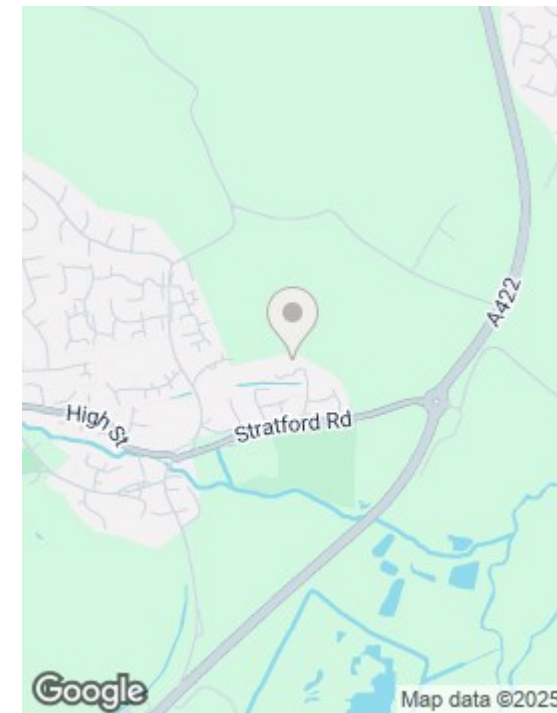


Approximate Gross Internal Area = 248.0 sq m / 2,669 sq ft
 Wood Store / Garage = 49.4 sq m / 532 sq ft
 Total = 297.4 sq m / 3,201 sq ft



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		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		58	72
		EU Directive 2002/91/EC	

