



# Cauldwell

PROPERTY SERVICES



## 5 White Horse Yard, Milton Keynes, MK11 1FB

**£359,995**

Situated just off the High street in the sought after town of Stony Stratford, this very special three storey mews house sits in a traffic free location and is a real piece of local history. Originally built as a barn and sympathetically restored and turned into this beautiful home around the turn of the century, many character features still remain including exposed beams, window sizes and the size of the walls.

As you enter into the space a welcoming entrance hall awaits, this leads to the cloakroom and also into the spacious kitchen & dining room that has windows to the front and rear. On the first floor, an equally impressive dual aspect landing provides access to the large living room that has a feature fireplace and dual aspect windows again. On the top floor, a large main bedroom is complimented by generous second bedroom, storage space and a modern re-fitted bathroom that now features a shower.

Outside there is allocated parking to the front but there is no garden. The lack of any outdoor maintenance means this Mews home is a real alternative to a luxury apartment just without the expensive service charges. Walk out the front door and you are literally on the high street with a bountiful array of shops, amenities services and transport links.

Council tax band C. Energy rating tbc

**ENTRANCE HALL 12'0" x 7'0" (3.66 x 2.14)**



Double glazed wooden door to front. Radiator. Exposed beams. Understairs storage space. Doors to kitchen/diner and cloakroom. Stairs to first floor landing.

**KITCHEN/DINING ROOM 16'3" x 9'8" (4.97 x 2.97)**



Double glazed windows to front and rear with fitted blinds. Range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Smeg electric Range style oven with five ring gas hob and extractor hood. Integral fridge freezer, dishwasher and washing machine. Wall mounted combination boiler. LED lighting. Radiator. Tiled flooring. Exposed beams.

**CLOAKROOM**

Double glazed obscure window to rear. Two piece suite comprising close coupled wc and wash hand basin. Radiator. Exposed beams.

**FIRST FLOOR LANDING 17'3" x 6'7" (5.27 x 2.01)**



Double glazed windows to front and rear. Stairs to second floor landing. Exposed beams. Radiator.

**LIVING ROOM 17'3" x 14'4" (5.28 x 4.37)**



Two double glazed windows to front. Two double glazed windows to rear. Feature fireplace with brick hearth and oak mantelpiece. Two radiators. Television point. Exposed beams. Wooden Lintel.

**SECOND FLOOR LANDING**



Double glazed window to rear. Vaulted ceiling with exposed timber beams. Airing cupboard and radiator.

**BEDROOM ONE 13'1", 15'4" x 10'3" (4.47 x 3.14)**



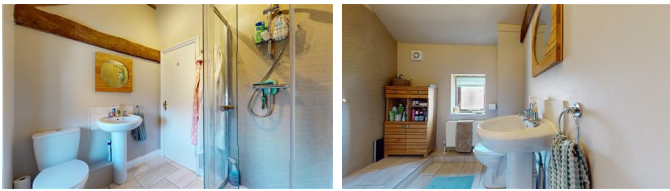
Two double glazed windows to front. Radiator. Panelled feature wall. Exposed timber beams.

## **BEDROOM TWO 14'7" x 6'8" (4.47 x 2.04)**



Two double glazed windows to rear. Radiator. Exposed beams.

## **BATHROOM**



Double glazed obscure window to front. Three piece suite comprising corner shower cubicle with mains shower, wash hand basin and close coupled wc. Radiator. Extractor fan. Exposed timber beams with vaulted ceiling

## **OUTSIDE**

Off road parking to front for one vehicle, maintenance charge £60pa.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. **MORTGAGE & FINANCIAL** - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT**. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

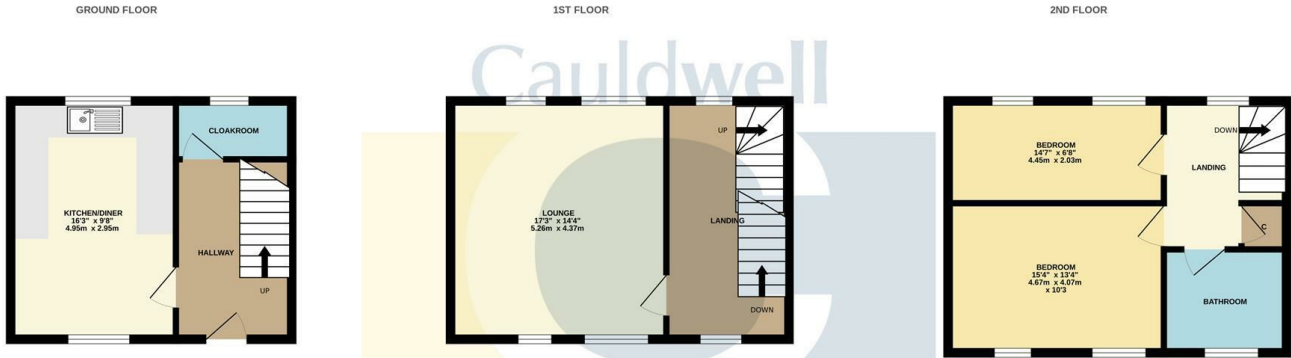
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# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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