



12 Park Road, Sherington, Buckinghamshire, MK16 9PG

HOWKINS &
HARRISON

12 Park Road, Sherington,
Buckinghamshire
MK16 9PG

Guide Price: £360,000

A very pretty stone cottage, well located in this beautiful and highly sought after village. The character-filled accommodation extends to sitting room, dining room, comprehensively fitted kitchen, two bedrooms and a generous bathroom. Of particular note is the beautifully landscaped rear garden, which is generous in it's size, and also enjoys a southerly aspect.

Features

- Pretty stone cottage
- Sought after village location
- Sitting & Dining rooms
- Comprehensively fitted kitchen
- Two first floor bedrooms
- Generous Family bathroom
- Beautiful, landscaped garden
- Southerly rear aspect
- EPC Rating: E



Location

The property is centrally located in the village of Sherington which has a village shop with post office, a Church, sports pavilion, and a village hall which hosts several regular groups including a toddler group, a historical society, and a youth club. There is also the renowned White Hart public house and restaurant which has an attached shop and deli. Sherington has a C of E primary school which is rated good by Ofsted. Secondary education is available at Ousedale schools in Newport Pagnell and Olney, or there is a bus to the Bedford Harpur Trust schools which are 13 miles away. For a wider range of amenities, the property is only a few minutes' drive from Newport Pagnell and is about 15 minutes drive from the extensive amenities in the City of Milton Keynes which has one of the largest covered shopping centres in Europe, and numerous sports and leisure facilities.



Ground Floor

Approached through a stone gateway leading to the entrance door, which opens into the central dining room. To the front is the sitting room with open fireplace, to the rear is the comprehensively fitted kitchen which opens to the rear garden.

First Floor

The main bedroom is at the front, the second bedroom to the rear, and in-between is the generous bathroom.

Outside

Parking is on-street, and can be directly outside the property, on a first-come / first-served basis. The lovely stone gateway opens into a side garden and beyond into the beautifully landscaped rear garden. of a good length, it has been thoughtfully subdivided and all enjoying a southerly aspect. To the furthest extent is a timber garden shed.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison.
Contact Tel:01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

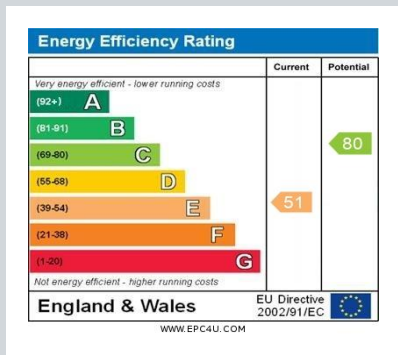
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Tenure & Possession

The property is Freehold

Local Authority: Milton Keynes

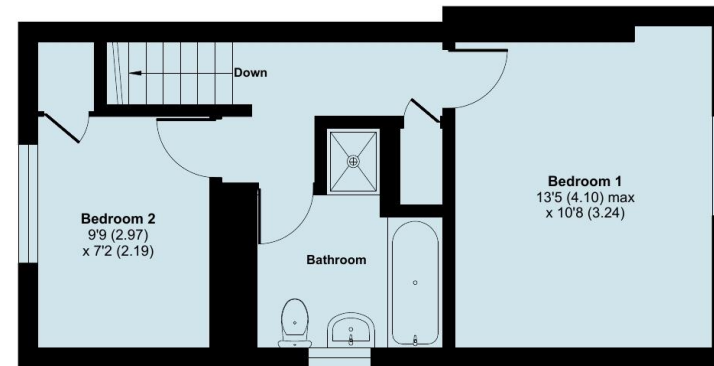
Council Tax Band - D



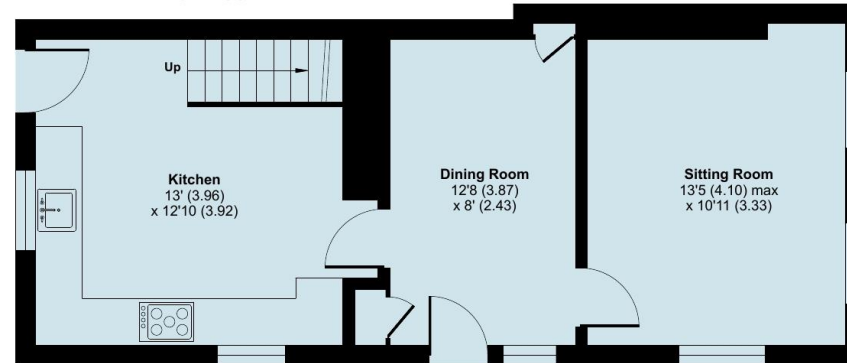
Park Road, Sherington, Newport Pagnell, MK16

Approximate Area = 810 sq ft / 75.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1268118

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