



Chantry Farmhouse, Puxley Road, Old Stratford, Milton Keynes, MK19 6BG

HOWKINS &
HARRISON

Chantry Farmhouse, Puxley Road,
Old Stratford, Milton Keynes,
MK19 6BG

Guide Price: £775,000

A detached redbrick former farmhouse, offering spacious family accommodation set in open countryside yet within close proximity to Milton Keynes, Buckingham and Stony Stratford. The accommodation includes a kitchen/breakfast room, utility and cloakroom, three reception rooms, conservatory, a study, four bedrooms, including one en-suite, in addition to a generous garden, double garage, outbuilding and gated driveway parking.

Features

- Detached property
- Master bedroom en-suite
- Three further bedrooms
- Family bathroom
- Kitchen/breakfast room
- Three reception rooms
- Study and conservatory
- Detached double garage
- Gardens and driveway parking
- Energy rating D



Location

The property is situated within the amenities of Old Stratford including a primary school, and approximately one mile from the thriving town of Stony Stratford with its many amenities including shops, bars and restaurants and schools, the nature reserve and walks along the river Ouse.

Situated approximately 6 miles from the centre of Milton Keynes, and with good access to the main arterial roads including the A5/A508, train stations can be found at Milton Keynes and Wolverton offering services to London Euston with journey times of around 35 minutes.

Sporting activities in the area include golf at Whittlebury Hall and Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit!



Ground Floor

Entrance hall, study, family room, sitting room with double doors opening into the dining room which in turn opens into the conservatory. Kitchen with a range of fitted units and integrated oven and hob, utility room with doors leading to the cloakroom and to the garden.

First Floor

Master bedroom with fitted wardrobes and en-suite, three further bedrooms, two with fitted wardrobes, and a family bathroom.





Outside

The property sits within its plot and is surrounded by garden on three sides and benefits from a patio seating area. The property is approached via a shared private driveway leading to a large, graveled parking area offering ample parking to the front of the property and giving access to the double garage and to the cabin, currently used as a games room and home office, with access to the garden on either side.



Agents Note

We understand that there is a restrictive covenant in place to subject the land to one dwelling. Chantry Farmhouse will have a right of access over the private driveway leading from the public highway. The purchasers will be required to contribute towards any maintenance of the shared driveway.





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

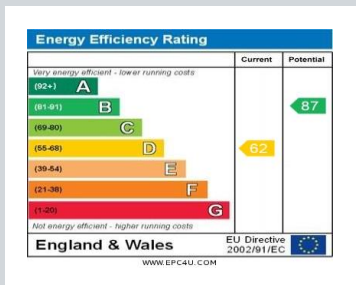
The following services are connected to this property: electricity, and water. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - D



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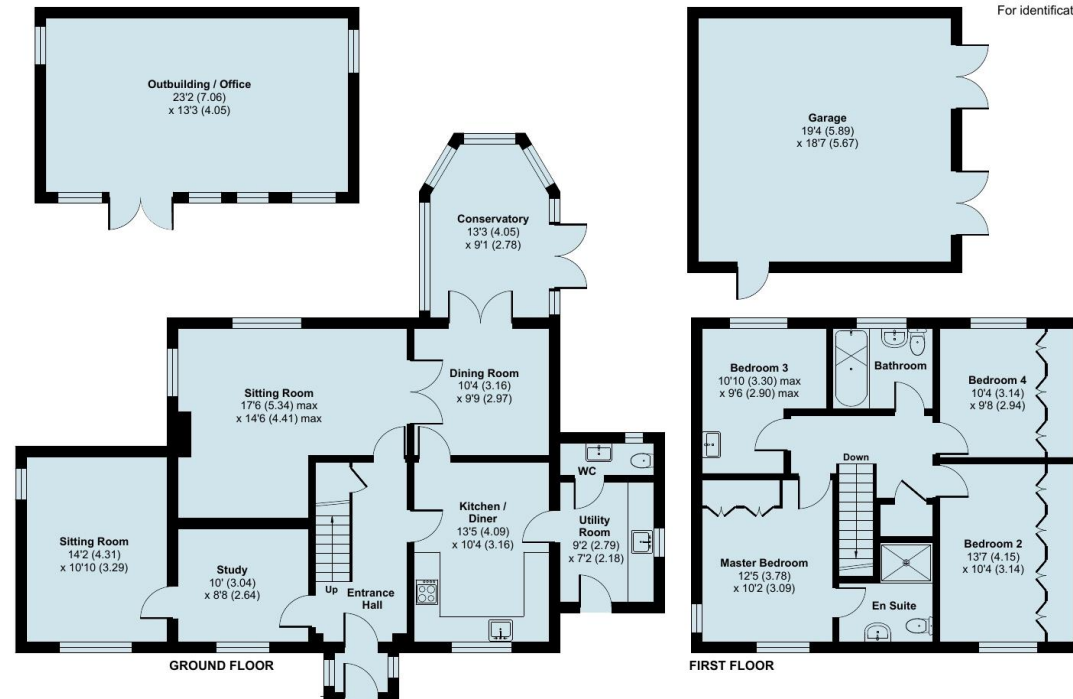
Approximate Area = 1756 sq ft / 163.1 sq m

Garage = 359 sq ft / 33.3 sq m

Outbuilding = 308 sq ft / 28.6 sq m

Total = 2423 sq ft / 225 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Howkins & Harrison. REF: 1360142

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.