



High Street North | Stewkley | Leighton Buzzard | LU7 0EW

Asking Price £1,250,000

# Stonhill House

High Street North | Stewkley

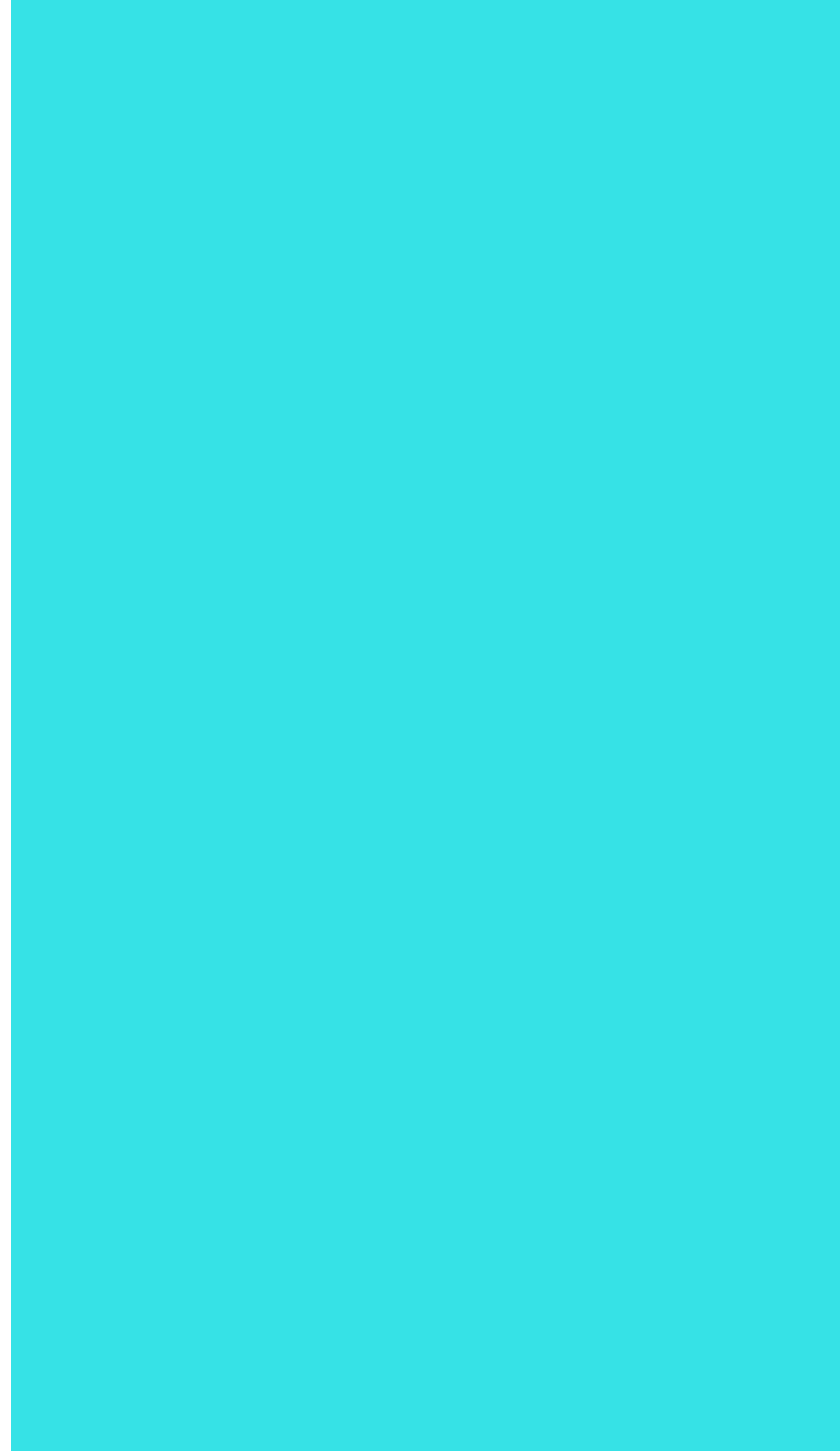
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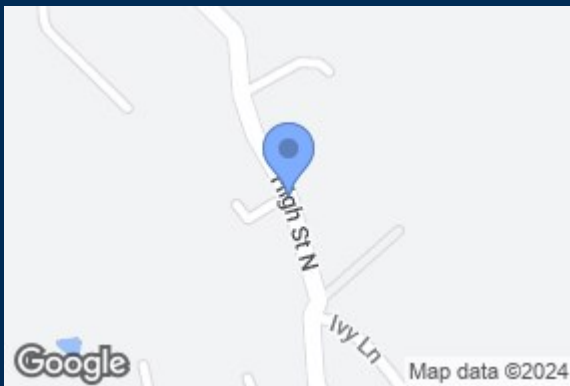
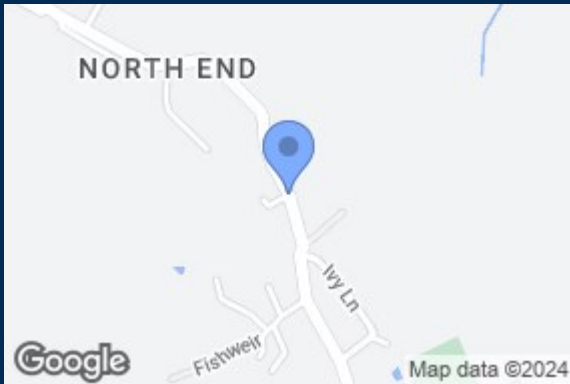
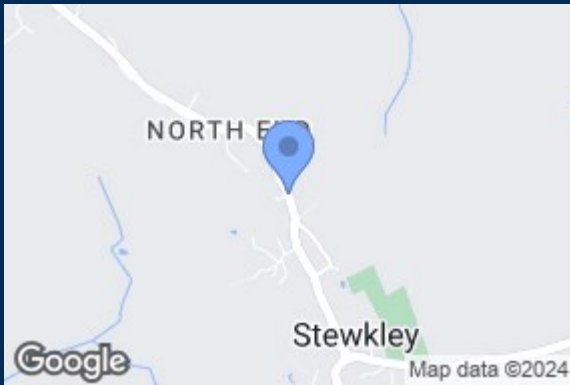
Asking Price £1,250,000

Stonhill House is a charming Grade II listed part thatched home with five bedrooms, five reception rooms as well as a fantastic fully self contained two bedroom detached annexe. This is a truly outstanding example of a period family home oozing with character mixed with a modern luxury finish. The original house is believed to be about 500 years old, it exudes a mixture of stylish modern and period features including exposed timbers with updated bathrooms and kitchen. With no upper chain, if you are looking for a family home in the heart of this sought after Buckinghamshire village, this home is not to be missed and an internet viewing is highly recommended.

- A rarely available Grade II family home backing onto open fields.
- Seven bedrooms and six bathrooms.
- Four reception rooms perfect for the growing family.
- Off road 'in-out' gravel driveway providing off road parking for four-six cars, as well as space for a garage/outside storage.
- Detached two bedroom self contained annexe perfect for multi generational living.
- Excellent school catchments for all ages including the grammar school.
- Mature gardens with a large patio and rear view over open fields.
- Heart of Stewkley village location, convenient for shopping, schools and pubs.







approx. 15' 1089 sq.ft

GROUND FLOOR 602 sq ft. (55.9 sq.m.) approx.

UTILITY ROOM 16'8" x 7'7" 5.07m x 2.31m

KITCHEN 12'8" x 6'0" 3.82m x 1.83m

HALL

SNUG 15'5" x 12'10" 4.70m x 3.90m

LANDING

BEDROOM 20'8" x 11'6" 6.29m x 3.50m

BEDROOM 16'1" x 9'6" 4.90m x 2.90m

BEDROOM 15'1" x 7'10" 4.60m x 2.40m

BEDROOM 9'5" x 7'10" 2.86m x 2.40m

LOUNGE 18'11" x 13'10" 5.77m x 4.22m

BATHROOM

ENSUITE

TOTAL FLOOR AREA : 2643 sq.ft. (245.5 sq.m.) approx.

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	52		61
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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