



**Connells**

High Street  
Stony Stratford Milton Keynes





## Property Description

**\*\*\*VIEWING IS ESSENTIAL TO APPRECIATE THIS PROPERTY\*\*\*** Situated on the popular High Street of Stony Stratford, with the lifestyle and amenities on the doorstep which so many desire, this stunning three bedroom home offers a mixture of luxurious modern living in a characterful and historical environment. Located at the northern end of the High Street, close to Stony Stratford Nature Reserve, this beautiful property is in an ideal position to enjoy both the High Street and the picturesque green spaces surrounding this popular market town. The ground floor accommodation briefly comprises; entrance hallway, internal lobby, dining room, lounge and refitted kitchen. The first floor holds two of the double bedrooms as well as the family bathroom. On the top floor, there is the third bedroom with a front aspect and integrated wardrobes. Externally, the rear garden is of a great size and of a south-westerly facing.

Stony Stratford is a busy, picturesque market town at the North West corner of Milton Keynes and is affectionately known as 'The Jewel in the Crown of Milton Keynes'. The many historical buildings, pubs, restaurants and specialist shops attract visitors from some distance and the outskirts of the town benefit from attractive countryside and parkland with lovely riverside walks. Junction 14 of the M1 motorway is approximately 9 miles and Milton Keynes Central Railway Station is around 5 miles away.

## Entrance Hall

Doors to lobby, living and separate dining room and kitchen. Under stairs cupboard. Period Radiator.

## Living Room

14' 3" x 12' 2" Into chimney recess ( 4.34m x 3.71m Into chimney recess )

Door to rear garden. Log burner

## Dining Room

11' 4" into chimney recess x 11' 4" into bay ( 3.45m into chimney recess x 3.45m into bay )

Bay window to front aspect. Period fireplace with alcoves

## Kitchen

11' 4" Max x 8' 2" Max ( 3.45m Max x 2.49m Max )

Wall and base units with wooden worktop. Vaulted ceiling. Tiled floor. Gas hob. Electric oven. Wooden stable door to side. Windows to side aspect.

## First Floor Landing

Doors to bedrooms and bathroom.

## Bedroom 2

11' 5" Max x 11' 4" Max ( 3.48m Max x 3.45m Max )

Bay window to front aspect. Built in wardrobes. Carpet. Period radiator. Period fireplace.

## Bedroom 3

11' 11" Including door recess x 6' 8" Max ( 3.63m Including door recess x 2.03m Max )

Window to rear aspect. Carpet flooring. Period radiator. Built in wardrobe.

## Bathroom

Suite comprising paneled bath with shower over, close coupled WC. Wash hand basin with vanity unit. Partly tiled with tiled floor. Extractor fan.

## Second Floor Landing

Door to master bedroom.

## Master Bedroom

15' 3" x 11' 11" ( 4.65m x 3.63m )

\*Some restricted head height\* Fitted wardrobes and storage. Window to front aspect. Carpet flooring. Period radiator.

## Outside

### Rear Courtyard

There is an enclosed rear garden with rear access. Patio, gravel and decking area. Garden shed. Shrubs and hedging. Enclosed by brick wall and timber fencing.

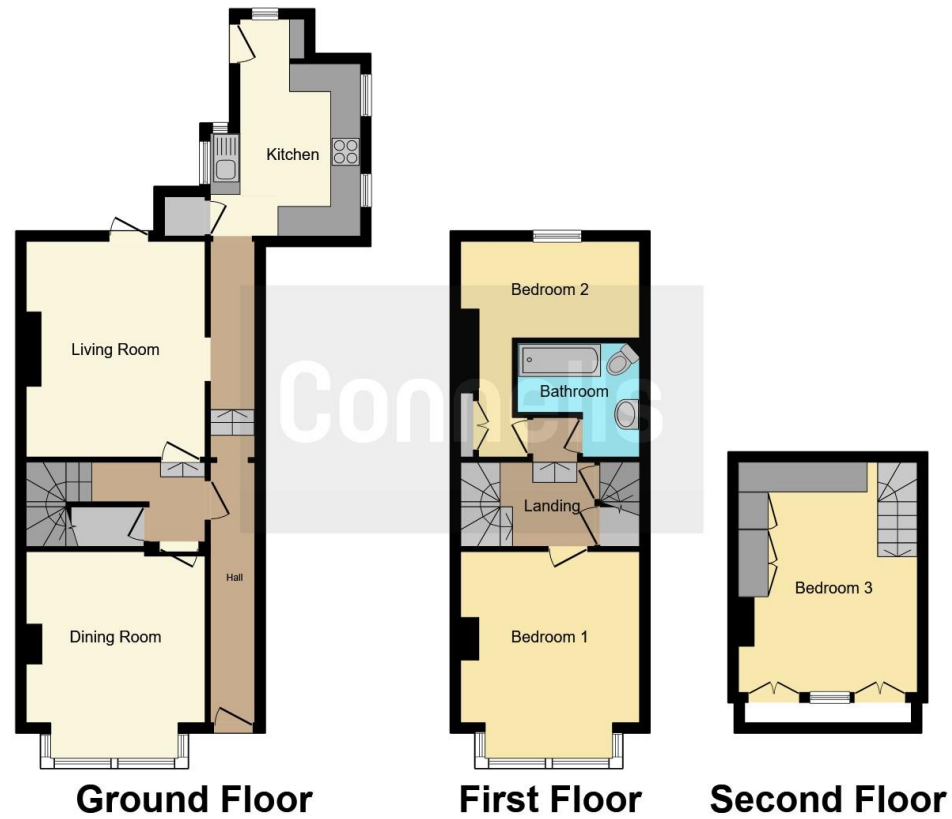












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01908 563 993**  
**E stonystratford@connells.co.uk**

82 High Street Stony Stratford  
 MILTON KEYNES MK11 1AH

**EPC Rating: D**

**view this property online [connells.co.uk/Property/SSD306458](http://connells.co.uk/Property/SSD306458)**

Tenure: Freehold



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