



Connells

St. Pauls Court
Stony Stratford Milton Keynes

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for sale offers in excess of
£800,000



Property Description

*****OWN A PIECE OF HISTORY***** Located on the the High Street in the popular market town of Stony Stratford, this Grade II listed Victorian four bedroom townhouse is filled with character features including a unique and original spiral stone staircase within a tower. Founded in 1863 as part of St Paul's College before becoming Fegans Home for Boys, this gothic-style property has been carefully modernised by the current owners with contemporary fixtures and fittings along with character features throughout including gothic style windows, stained glass, exposed timber beams and high ceilings. The spiral staircase has foot indentations and hand chisel marks visible, showing the age and masses of character which continues throughout the property. The ground floor benefits from exposed brickwork, archways including one with a bespoke, solid oak door and gothic windows showing views onto the playing field or front garden. The first floor holds bedroom 1 and 3 and the shower room while the top floor holds the other two bedrooms as well as the stunning bathroom with large circular window overlooking the playing fields. Externally, the property has private front and rear gardens, a large garage and off-street parking for multiple vehicles.

The property is in a idyllic location close to Stony Stratford Nature Reserves and the River Ouse. All the amenities you'd expect on a high street are right on your doorstep but the secluded location of this property ensures peaceful living.

Entrance Hall

Entry through gothic style timber front door. Doors leading to cloakroom and sitting room. Storage cupboard.

Cloakroom

Low level w.c. with wash hand basin. Gothic style window to side aspect.

Sitting Room

16' 4" x 13' 2" (4.98m x 4.01m)

Feature fireplace. Bespoke book cases and storage cupboard. Archway with double glazed doors to the kitchen/dining room. Three gothic style windows to front aspect.

Kitchen / Dining Room

21' 3" x 17' 10" (6.48m x 5.44m)

Fitted bespoke kitchen with range of base and wall units with star galaxy granite splash backs and works surfaces. Two separate stainless steel sinks. Glazed display units with lighting. Wine rack. Concealed carousel storage cupboard. Built-in appliances including a 'Neff' combination microwave oven, 'Neff' oven, 'Neff' five ring gas hob with an extractor canopy over and 'Fisher & Paykel' Drawer Dishwasher. Gothic-style window to side aspect. Exposed brickwork. Tiled flooring.

Utility Room

7' 8" x 7' 7" (2.34m x 2.31m)

Range of base units. Two Gothic style-windows to side aspect. Double doors to rear garden. Bespoke oak door to stone spiral staircase

First Floor

Accessed through exposed brick archway with pine door. Doors to bedrooms one and three and the family bathroom. Original stripped floorboards. Stained glass window

Bedroom 1

17' 11" x 12' (5.46m x 3.66m)

Cupboard housing the hot water tank, there is some storage above this. Five Gothic Windows to the side and front aspects. Amtico flooring.

Shower Room

Duravit Phillip Stark 'designer' units. Shower cubicle. Bidet. Low level w.c. Pedestal wash hand basin. Two Gothic style windows to side aspect. Heated towel rail.

Bedroom 3

11' 7" x 11' 2" (3.53m x 3.40m)

Two built-in double wardrobes. Two Gothic-style windows to side aspect. Stained glass window. Original stripped floorboards.

Second Floor

Doors to further bedrooms and bathroom.

Bedroom 2

12' 6" x 7' 11" (3.81m x 2.41m)

Built-in double wardrobe. Gothic-style window to side aspect. Access to eaves. Original stripped floorboards.

Bathroom

Free standing panel bath. Low level w.c. Wall mounted wash hand basin. Feature circular heated towel rail. Original large circular window (with no opening) to side aspect.

Bedroom 4 / Home Office

17' 11" x 7' 11" (5.46m x 2.41m)

Gothic Window to side aspect. Dormer window to front aspects. Access to eaves. Carpet flooring. Vaulted ceiling.

Outside

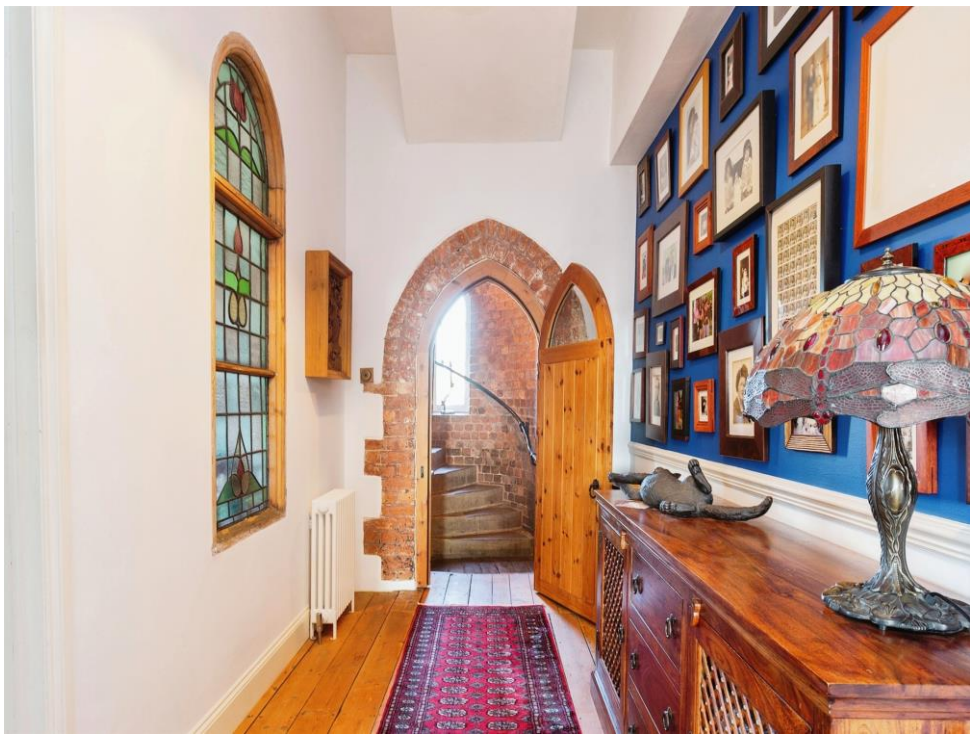
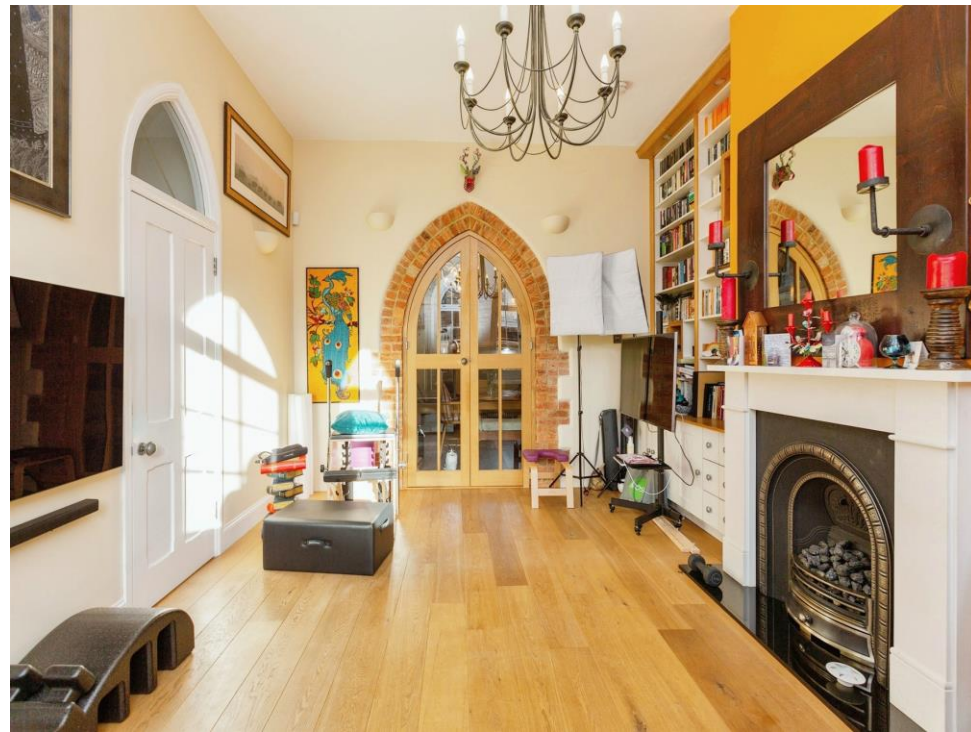
Rear Garden

Enclosed by a stone wall. Circular shaped patio areas with outside lighting. Laid to lawn. Mature tree, vegetable patches and established shrub and flower borders. Pathway leads to a wrought iron gate giving access to off street parking for two cars and a single garage with wooden doors.

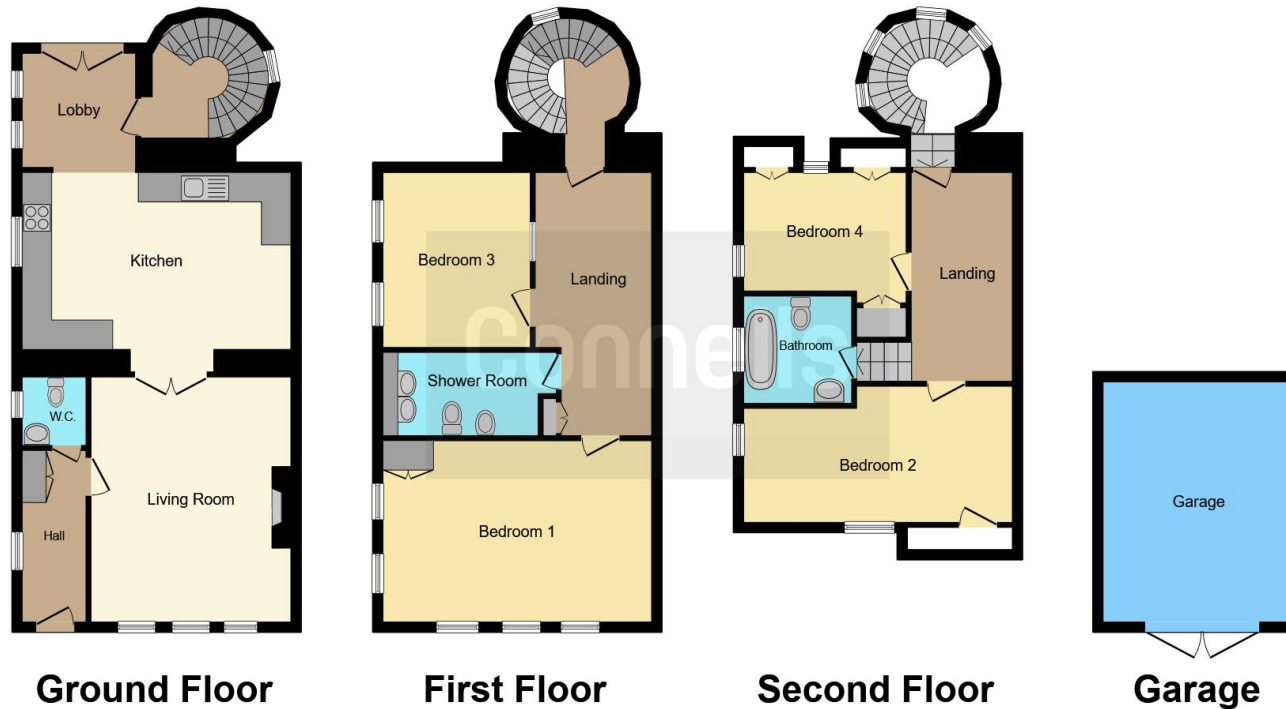
Garage

Garage doors with side hinge for opening. Parking for two cars.









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: Exempt

Tenure: Freehold

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