



Church End, Newton Longville, MK17 0AG

Offers In Excess Of £300,000

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# Floor Plan

M & M Properties are delighted to present the delightful 'Cobblers Cottage' for sale, which is a quaint and charming character home, positioned centrally within the Buckinghamshire village of Newton Longville and is believed to date back to the mid 1800's where it was once a popular cobblers shop.

The property blends the charm and desirability of an older building, with the a modern and contemporary twist making this an attractive opportunity for the next owners if they wish to have something truly unique. Offered for sale with no upper chain, aswell as its own fully enclosed private garden, open fireplace and off road parking!

### Location

The village of Newton Longville lies on the border of Buckinghamshire, within close proximity to Milton Keynes and excellent road links to include the A5, A421 and M1 aswell as the Leighton Buzzard bypass. Both Bletchley and Leighton Buzzard train stations are a close drive away which can provide quick and easy routes into London Euston making the location ideal for commuting.

Within the village itself there are a variety of local amenities to include a shop, butchers, Newtons Coffee shop, the 'crooked billet' pub and a post office. The property falls within excellent grammar school catchments and still close to additional schools for all ages.

### Accommodation

The property comes set over two floors with good sized rooms throughout. The ground floor has two spacious rooms, the first being the living room which has an open fireplace making it the perfect cosy lounge area. The second room is a kitchen/breakfast area which is fully fitted with a range of shaker style units to wall and base levels with solid wood worksurfaces, an inset butler style sink and a selection of integrated appliances. A stable door allows access from outside to this room aswell.

Stairs rise up to the first floor landing with doors that lead into a fantastic double aspect master bedroom with views over the village and in particular facing out onto St Faiths Church. There is also a second bedroom which comes ideally sized to house a single bed or to use as a home office set up. Then lastly there is a family bathroom with a three piece suite.

### Garden & Exterior

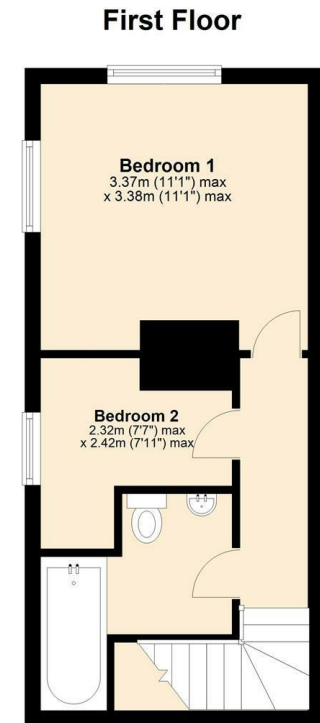
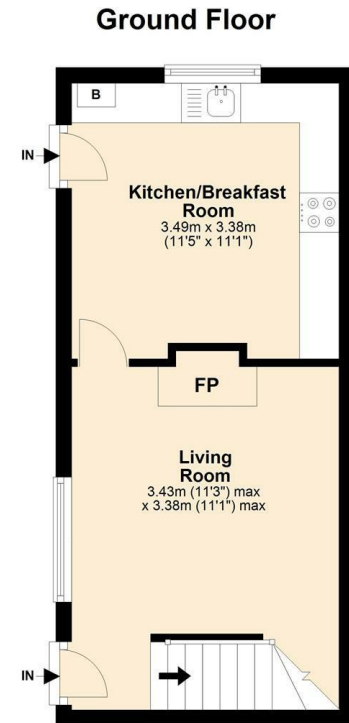
The property benefits from having a fully enclosed garden area which is just a very short walk away. The garden comes laid to lawn with a seating space, enclosed by timber fencing and accessed via a gate from the parking area.

### Parking

There is allocated off road parking for one or two vehicles, with shared access for this property and the neighbouring properties.

### Utilities Connected

The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.



## Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.

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