

christopher
rose
estate agents

FREE MARKET APPRAISALS
01908 904222



8 High Street, Winslow, Buckinghamshire, MK18 3HF
Offers in excess for the freehold £650,000

A period Town House dating back to the 17th Century steeped in history, with accommodation arranged over three floors enjoying spacious, well apportioned rooms and the benefit of a working shop facing directly on to the vibrant high street of this sought-after Market Town. The owner of this fine Grade II listed property has successfully retained outstanding period features such as exposed oak timbers and inglenook feature fireplace whilst combining modern comforts such as a well-appointed kitchen / breakfast room, a luxurious bathroom and cloakrooms.

Our client has undertaken extensive and sympathetic restoration program during their tenure and has provided us with their insight to this superb property which we are pleased to share with you on request.

The main house is accessed through a private gate with a door providing access into the spacious breakfast kitchen which has a range of work surfaces, fitted cupboards and display cabinet, integrated dishwasher, space for a Smeg Fridge Freezer, and currently a Stoves Rangemaster set in a feature brick surround recess, Belfast sink unit, a built-in larder and a door to the rear lobby area which has a door to a W.C and a door to the enclosed cottage style walled garden. There is space in the breakfast kitchen for a table to comfortably seat six or eight guests. The dining room/further sitting room is currently used as an office and has exposed beams, a large inglenook fireplace with open fire, two windows to the side, stairs rising to the first floor with solid oak banisters and a door leading to the shop.

Kitchen/Breakfast room: 15'11 x 11'11

Rear Lobby:

Cloakroom:

Dining Room: 13'4 max x 11'0 plus recess

Shop: 20'0 x 12'0 plus door recess

This superb home also comes with the added benefit of a fully working shop which is currently a florist plant and giftware and provides the current owner with an income of £690 per month on a lease due to expire in December 2022.

Cellar: 15'4 x 10'0 max



The first-floor landing has stairs rising to the first floor and a window to the side. Without doubt, one of the most exquisite features of the house is the first floor sitting room which is full of original character features to include wall and ceiling beams, an outstanding brick-built fireplace with open fire and a sash window which overlooks the pretty square. Completing the first floor is a double bedroom which has built in wardrobes, a period feature fireplace and a window to the side aspect.

Living Room: 17'4 x 14'6

Bedroom Two: 12'10 x 11'8 max

The second-floor landing is accessed by a staircase from the first floor which has original banisters, a snug office area and an original leaded light window to the side aspect. There are two double bedrooms on the second floor, both of a good size and both with enjoyable views. Both have cast iron decorative feature fireplace, a built-in wardrobe and a large window where many of Winslow's fascinating chimney pots can be observed! The other also has a fireplace, exposed beams and a window to the front which provides another lovely view over the square

Bedroom One: 13'6 x 11'4 max

Bedroom Three: 14'6 max x 11'9 max

Bathroom: 11'9 max x 8'5

This is a must see to fully appreciate, refitted to a high standing with Sanitan low level WC in its own recess, Sanitan pedestal wash hand basin, oval bath with central taps, walk-in double shower cubicle with screen, tiled flooring and park tiled wall, stylish modern heated towel rail, under floor heating and extractor fan.

Outside:

This feels like a secret garden with high brick walls, paved patio, mature tree and flower beds, gated access to the side. To understand the feeling this garden offers, we strongly advise viewing so it can be fully appreciated







Inglennook fireplace



Shop



Shop



Living room



Living room



Bedroom two



Bedroom one



Bedroom three



Bathroom

christopher rose

property consultants

**Gloucester House
399 Silbury Boulevard
Central Milton Keynes
MK9 2HL**

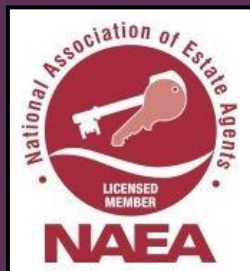
t 01908 904222

f 01908 904242

e info@christopherrose.co.uk

w www.christopherrose.co.uk

Christopher Rose Property Consultants Limited
Registered in England & Wales. Company no. 7019781



general:

All mains services connected. The property is in Council Tax band C. Grade II listed building. Please note that the built-in appliances have not been tested by Christopher Rose Property Consultants Limited.

agent's note:

All viewings are strictly by appointment only. In order to be completely transparent, certain suppliers of services such as solicitors, mortgage brokers, surveyors and removal companies may pay Christopher Rose Property Consultants a small introducer's fee for recommending clients to them. Please note that we only deal with long established professional services used long before the introduction of referral fees.

- 1) The shop is currently let and run as a florist with a tenant who we understand is happy to remain in situ should the new owner desire with a current rent of £690 pcm including electricity.
- 2) At the time of preparing these particulars we are awaiting confirmation as to the official class of use on the shop element.

education:

There are a variety of state and private schools in the local area. For details visit:
<https://www.buckinghamshire.gov.uk/schools-and-learning>

about area:

Winslow is situated around six miles from Buckingham and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour. The proposed trainline, planned to open in 2025 will make commuting to the city even easier. This will benefit this already desirable Market Town with the potential of increase in value, therefore would be a superb investment.

directions to the property:

From Central Milton Keynes head west along the V6 Grafton Street to the roundabout junction with the H* Standing Way and take the third exit. Continue on the H8 (A421) for several miles and at the roundabout junction of Mursley and Whaddon roads continue over the next roundabout take the left turn signposted to Great Horwood continue through the village, until you enter Winslow, and the T-Junction turn left towards the Town Centre, over the next roundabout and no 8 High Street can be found on the left-hand side opposite the Market Square car parking area.

