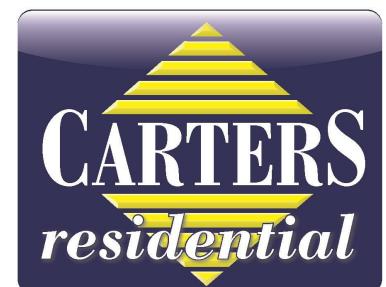




Station Road, Castlethorpe, MK19 7HF



**63 Station Road
Castlethorpe
Buckinghamshire
MK19 7HF**

£350,000

A characterful 3 bedroom semi detached cottage with the rare feature of a large garden studio with the scope for many potential uses.

The house has accommodation set on two floors comprising; a living room with fireplace, dining room, fitted kitchen, lobby and ground floor bathroom. On the first floor there are 3 bedrooms. The property has attractive features such as exposed floorboards and a fireplace.

A large, recently constructed, studio is located at the end of the garden which offers the potential for many uses such as an office, entertainments space, art studio, or home exercise space - finished to a high specification. The property has a good sized rear garden.

Located on the edge of the village with some attractive views, the property is within comfortable walking distance of the village shop, school and church and also a popular canal-side dining pub.

With the attractive interior and the large studio this is a unique opportunity to purchase a home with a difference - ideal for those looking to work from home, looking to entertain or with hobbies requiring dedicated space.

- SEMI DETACHED COTTAGE
- DETACHED STUDIO
- 2 RECEPTION ROOMS
- 3 BEDROOMS
- CHARACTER FEATURES
- FRONT & REAR GARDENS
- DETACHED OFFICE/ STUDIO/ GARDEN ROOM
- EXTENSIVE NETWORK CABLING
- SOUND & VISION SYSTEM READY
- MUST BE SEEN





Ground Floor

A door opens to the dining room which has a corner window with aspects to the side and rear, extensive fitted book shelving and a range of bespoke cupboards under the stairs making excellent use of all space available. Stained wooden staircase to the first floor and stained floorboards. Door to the living room and doorway to the kitchen.

The living room, located to the front, has a bay window and attractive countryside views. Working cast iron Victorian fireplace and stained floorboards.

The kitchen has a range of units to floor and wall levels with worktops and a 1 1/2 bowl sink unit. Integrated electric hob and Samsung split door oven and combination microwave oven. Integrated dishwasher, space for a fridge/ freezer. A small rear lobby has a door to the rear garden, cupboard housing the gas central heating boiler and door to the bathroom.

The bathroom has a white suite comprising W.C, wash basin and bath with shower over. Heated towel rail. to the rear.

First Floor

The landing has access to the loft and stained wood panelled doors and joinery.

Bedroom 1 is a double bedroom located to the front with varnished pine floorboards and a window to the front with countryside views.

Bedroom 2 is a double bedroom located to the rear with a window to the side and a built-in double wardrobe with cupboard over.

Step down into bedroom 3 which has a window to the rear overlooking the rear garden.

Outside & Parking

The property has a small front garden and a side pathway leads to the rear garden.

The long rear garden has a recently laid natural stone pathway meandering to the far end of the garden, with areas of soil ready for you to plant/ landscape as you wish. Exterior LED multi coloured lighting and security lights. A walled patio area leads to the garden studio. Behind the garden studio there is a small storage area.

Whilst the property does not have allocated parking there is ample unrestricted parking immediately across the road.

Garden Studio Specification

The current owners have built a superb and large garden studio of brick construction. It measures around 236 sq. ft. in size. This could offer itself to a multitude of uses such as a home exercise space, annex accommodation, office space (Network cabling/ server cabinet), entertaining space (surround sound/ projector ready) or workshop/art studio (plenty of worktops/ storage). It is partly subterranean with three steps down into the accommodation. The property has an extensive range of units in a high gloss finish wall and floor level units with worktops running the perimeter of the building. Tiled floor, feature lighting, windows to the front and glazed doors from the front and to the

rear. A full specification provided by the owners as follows;

A SUMMARY OF THE STUDIO SPECIFICATION - FULL SPECIFICATION AVAILABLE ON REQUEST;

Independently switched exterior mains power.
Fitted speakers to ceiling and walls to provide for a 7.2 stereo cinema sound system
Ceiling mounted projector screen (By separate negotiation).
Compressed air circuit
Gas plumbing for O2, Co2, Argon & Propane
10Gb wired network with 24 network sockets
Exterior cabling for security cameras
Two phone line connections (voice and internet capable)
In wall security safe (10L approx)
Single room heat recovery system
Fitted plumbing for underfloor heating system
19 inch wall mounted network cabinet - 42u total
Server and Home Media Cabinet
DLNA Media server and network streaming capable wall cabinet with 19" rack mounting providing 2 banks of usable 22U racking

Cost/ Charges/ Material Information

Tenure: Freehold
Local Authority: Milton Keynes Council
Council Tax Band: C

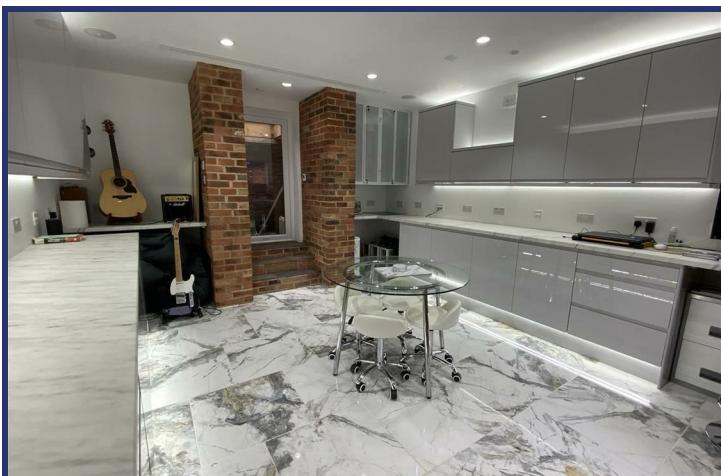
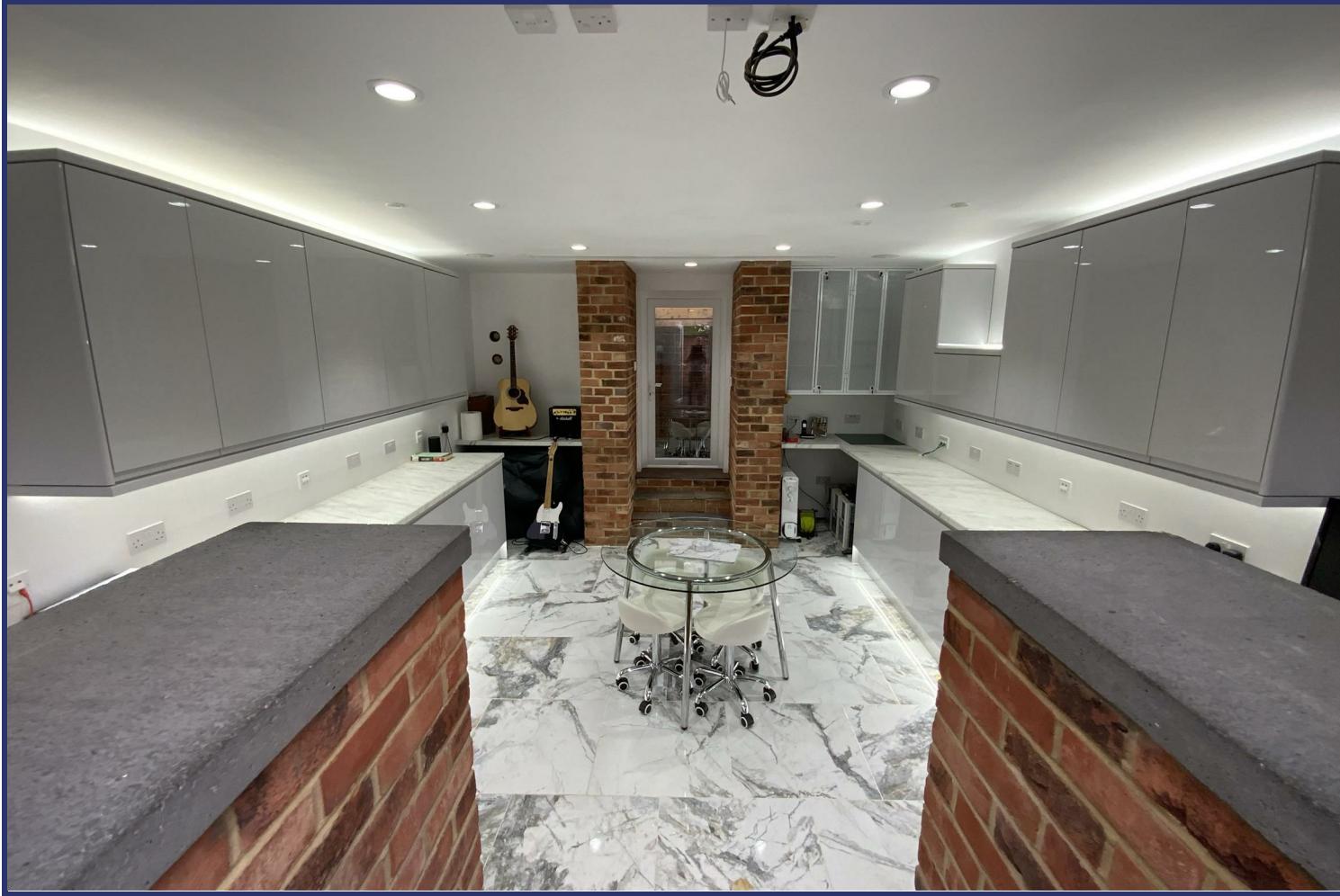
Location - Castlethorpe

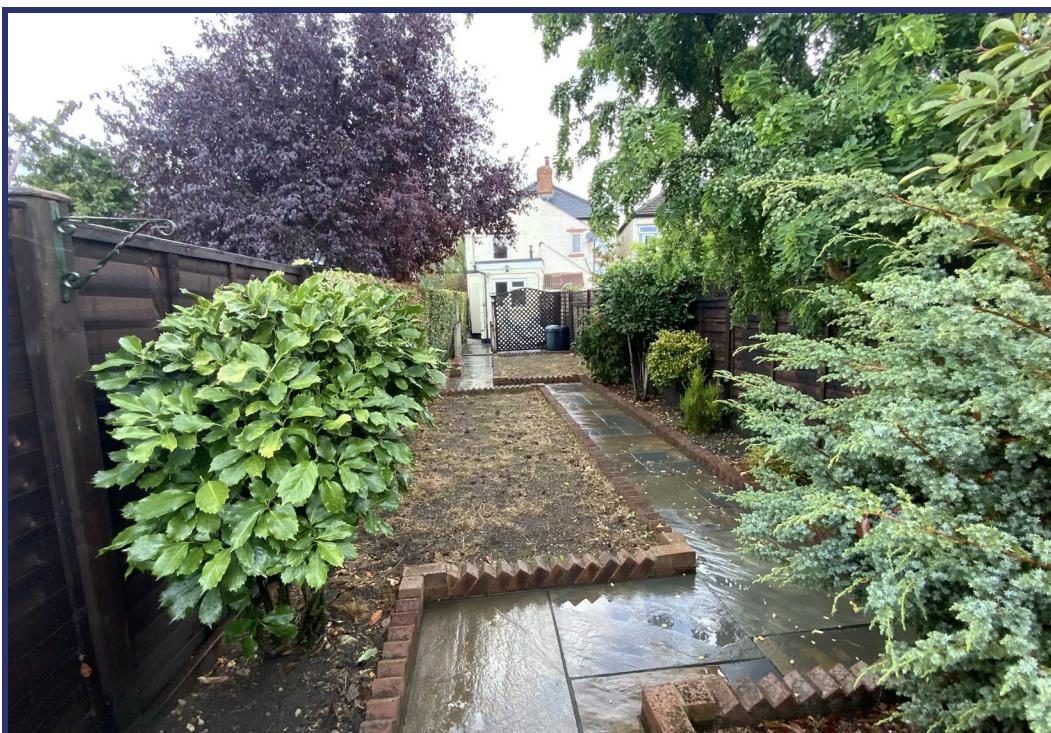
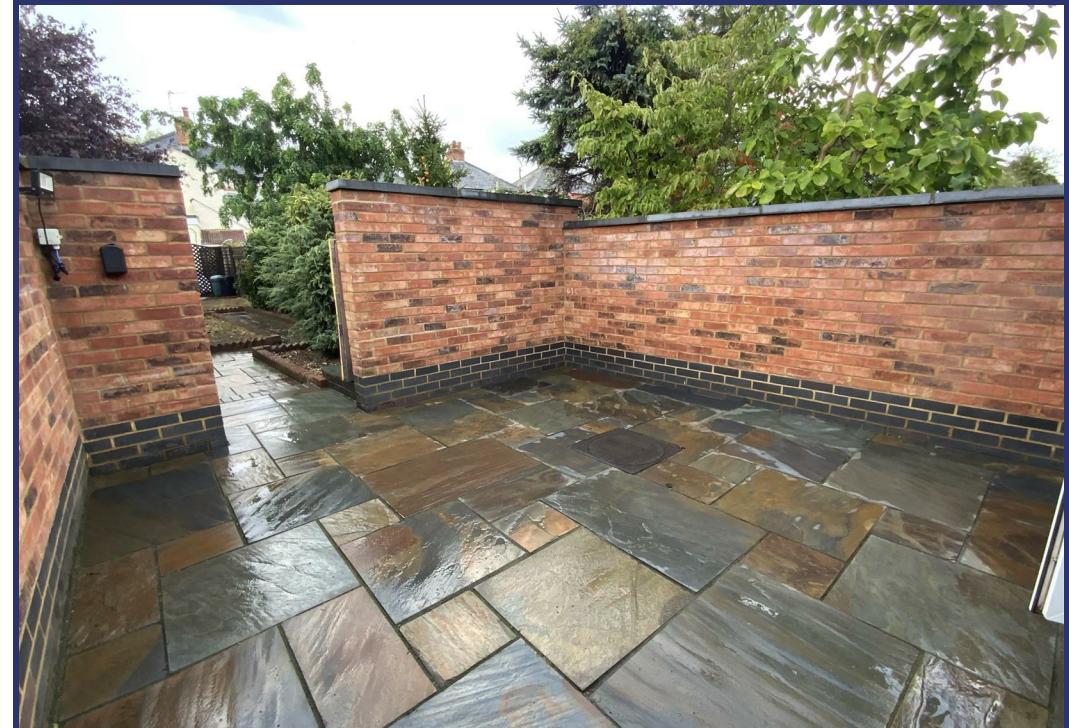
As the name implies, the village of Castlethorpe was built around the site of a medieval castle of a Motte and Bailey design and today only the earth works remain. It is a small and attractive village surrounded by Buckinghamshire countryside with facilities to include a small grocery shop, a village hall, church and a small village school with approximately 40 pupils 4-7 years of age which received an excellent Ofsted report in 2014. The canalside Navigation pub, adjacent to a small marina, serves food and is a pleasant one mile countryside walk away. The village has good road links being conveniently located close to the towns of Stony Stratford (approximately three miles), Newport Pagnell (approximately four miles), Central Milton Keynes (approximately seven miles) with its mainline railway station with 30 minute train into Euston, and Wolverton (approximately three miles) again with a mainline railway station and a 24 hour Tesco. An ideal village for those looking for countryside living yet close to extensive facilities.

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

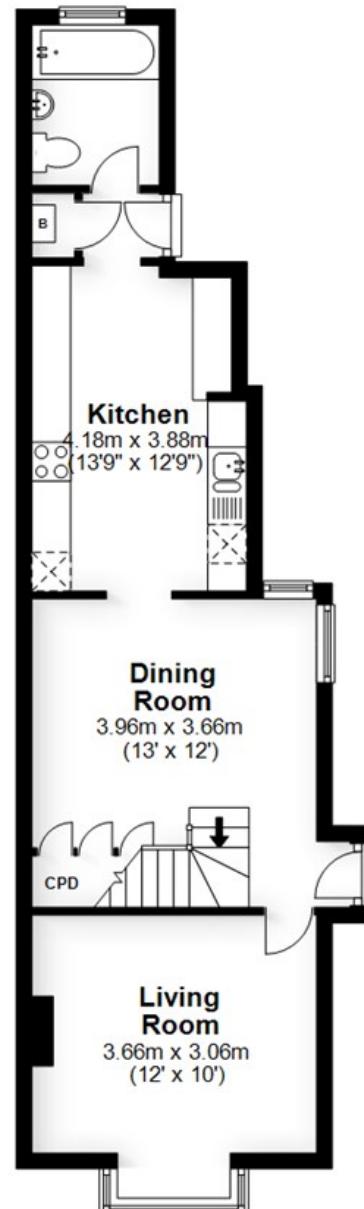






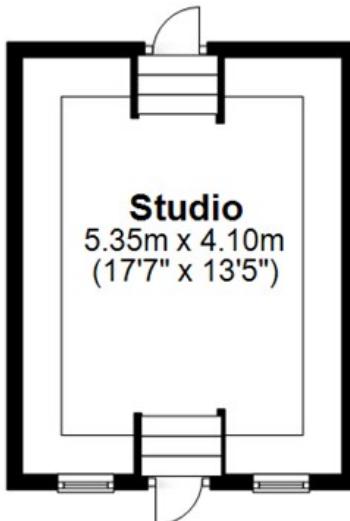
Ground Floor

Approx. 47.9 sq. metres (515.9 sq. feet)



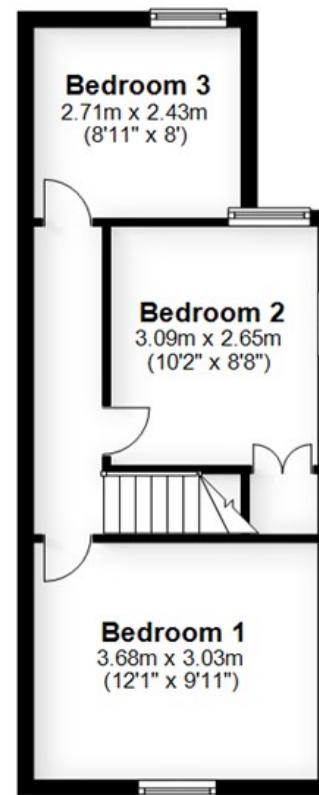
Garden Studio

Approx. 21.9 sq. metres (236.1 sq. feet)



First Floor

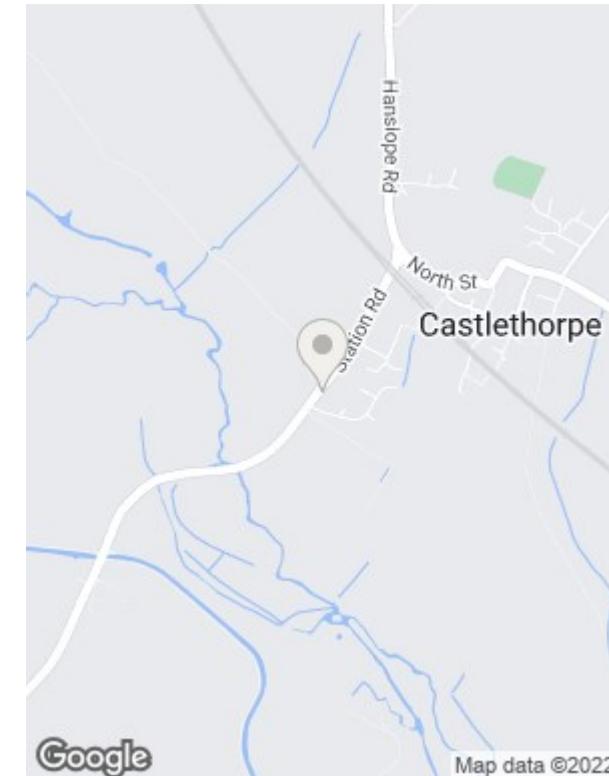
Approx. 32.8 sq. metres (353.5 sq. feet)



Total area: approx. 102.7 sq. metres (1105.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY

OnTheMarket.com rightmove.co.uk
The UK's number one property website

The Property Ombudsman

FINE COUNTRY
finetcountry.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		57
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

CARTERS
residential