



New Street, Stony Stratford, MK11 1BW





12 New Street  
Stony Stratford  
Buckinghamshire  
MK11 1BW

£225,000

**A charming, well presented and characterful Grade II Listed stone built cottage, circa 1863, on this sought-after town center Street.**

The cottage has accommodation set on two floors comprising a hall, living room with fireplace and patio doors, and kitchen and bathroom on the ground floor. On the first floor there is a double bedroom. The cottage has a courtyard garden to the rear. It has character features such as a fireplace, period doors and leaded windows.

These popular cottages often sell quickly and early viewing is therefore recommended.

- Characterful Grade II Listed Cottage
- Town Center Location
- Living Room with Woodburner
- Modern Fitted Kitchen
- Modern Bathroom
- Some Period Features
- Courtyard Garden
- CHAIN FREE







Carters can  
arrange for you to  
view this property  
7 days a week



### Ground Floor

A front door opens to a small hall which has a ledge and brace door opening to the living room.

The living room has a fireplace incorporating a wood-burning stove, cupboard built into the chimney breast recess, leaded light window to the front with secondary double glazing, under stairs cupboard, stairs to the first floor, French doors opening to the garden and a ledge and brace door opening to the kitchen.

The kitchen has a range of units to floor and wall levels with solid wood worktops and a one and half bowl sink. Integrated gas hob, electric oven and space for a small fridge/ freezer and tumble dryer or similar appliance. Window to the side. A rear lobby has a door to the rear garden, a cupboard housing the gas central heating boiler and space/plumbing for a washing machine. Ledge and brace door to the bathroom.

The bathroom has a modern white suite comprising WC and wash basin built into a vanity unit, and a bath with shower over. Window to the side.

### First Floor

A small landing has a ledge and brace door to the bedroom.

The bedroom has two built in wardrobes to the chimney breast recesses and a further storage cupboard. Leaded light window to the front ,

### Outside

The rear garden is paved in natural stone and enclosed by fencing with rear gated access. Small garden shed.

### Cost/ Charges/ Property Information

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

### Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a

specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

### Location - Stony Stratford

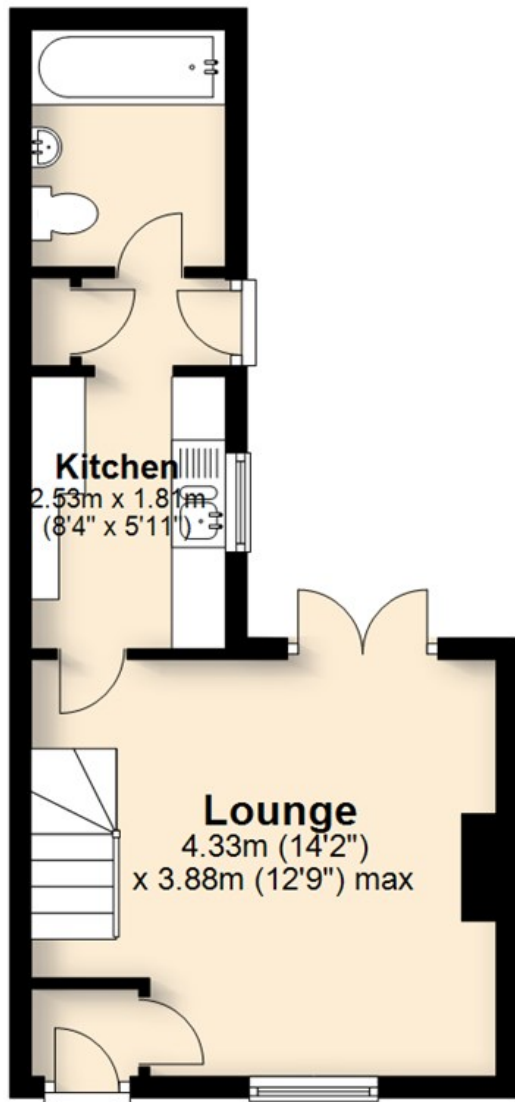
An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

### 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.

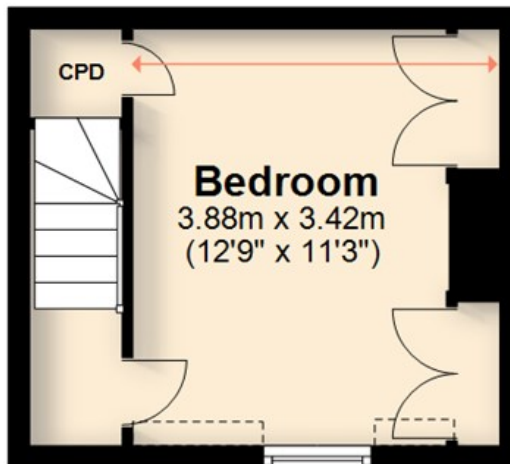
## Ground Floor

Approx. 27.4 sq. metres (295.0 sq. feet)



## First Floor

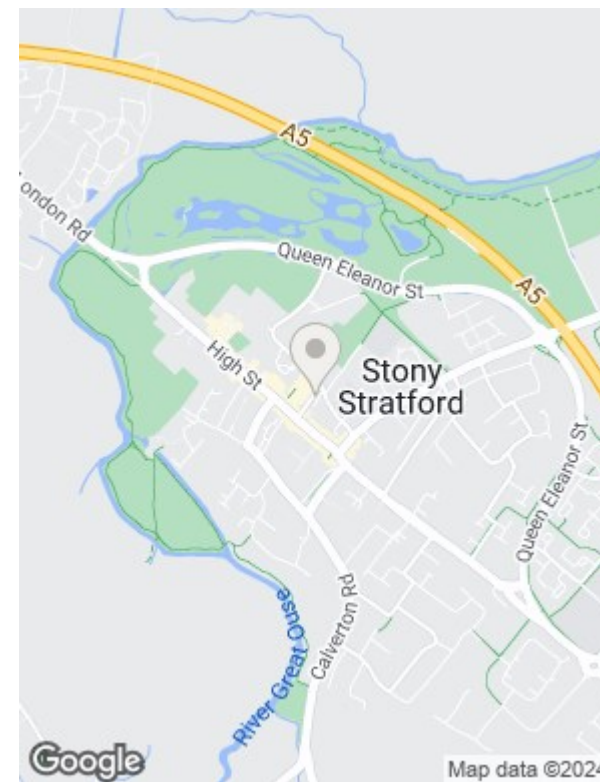
Approx. 17.0 sq. metres (182.9 sq. feet)



Total area: approx. 44.4 sq. metres (477.9 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

