



Deanshanger Road, Old Stratford, MK19 6AX





51 Deanshanger Road  
Old Stratford  
Northamptonshire  
MK19 6AX

£500,000

**A deceptively large 4 bedroom 1930's semi detached house in this sought-after location, with a large garden, large garage/workshop and fabulous countryside views.**

The property has been extended with a large two story rear extension plus the addition of a large garage/ workshop. The house has accommodation comprising; an entrance hall, sitting room, living room, kitchen/dining room and utility room. On the first floor there are 3 double bedrooms including a master bedroom with fabulous views and an en-suite bathroom, plus family bathroom. The attic has been converted to provide a large bedroom with the scope to divide into two bedrooms.

Outside the property has a good size established plot with beautiful gardens backing onto countryside, parking for several cars to include a large carport, and a most useful large garage/workshop.

In all, a fabulous home in a highly sought after location with much to offer – early viewing is recommended.

- Large Extended 1930's Semi
- 4 Double Bedrooms (Potential for 5)
- 2 Reception Rooms
- Open Plan Kitchen/ Dining Room
- Utility Room
- Large, Beautiful Gardens
- Fabulous Far Reaching Views
- Large Garage/ Workshop
- Lots of Parking + Large Carport
- CHAIN FREE







#### Ground Floor

A storm porch has a front door opening to the entrance hall which has stairs to the first floor, and doors to the sitting room and living room.

The sitting room, located to the front, has a bay window.

The living room has a window to the side and French doors opening to the dining area.

A large open plan kitchen/dining area is an L shaped room. The dining area has French doors opening to the rear garden with far reaching views down the garden and across open countryside to the rear. The kitchen area has a range of units to floor and wall levels with worktops, a double drainer sink unit and space for all appliances. Window to the side. The utility room has further floor and wall units, worktop and Butler sink. Door to exterior. A quarry tiled floor runs through both rooms.

#### First Floor

The landing has a window to the side, an airing cupboard, concealed staircase rising to the second floor with storage cupboards under, and doors to all rooms.

Bedroom 1 is a double bedroom located to the rear with fabulous views over the rear garden and countryside beyond, to the church towers of Stony Stratford. An en-suite bathroom as a four piece suite comprising WC, bidet, wash basin and a bath with shower and glass screen over. Part tiled walls and windows to the side and rear.

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

Bedroom 3 is a double bedroom located to the front with a bay window.

The bathroom has a suite comprising high-level WC, wall mounted wash basin and a cast iron roll top bath with hand held mixer tap shower. Storage cupboard, window to the front, and part tiled walls.

#### Second Floor

Stairs rise into bedroom 4, a large bedroom taking over the whole of the second floor. Skylight windows to the side, the ceiling, and one to the rear with fabulous far reaching views. Built in cupboard and wash basin.

At 28'5" (8.65m) in length this large room is large enough to subdivide into two separate bedrooms - each would have its own window.

#### Outside

The front garden is boarded by a low brick wall and fencing and is laid with gravel providing off-road parking for two cars side-by-side and the driveway extends to the side of the property with further graveled and concrete laid parking, including a large lean to carport. Access to the rear garden.

The beautifully landscaped gardens have a large timber deck, neat lawns and heavily stocked beds and borders. There are two ponds connected by a stream. The far end of the garden has a large patio area sitting adjacent to agricultural land which is owned by The Parks Trust. Three timber buildings to include two storage sheds and a summer house which has additional side storage.

#### Garage & Workshop.

Property has a large brick built garage/ workshop, double in length, and on a and a half width. Access is via an up and over door, and a side pedestrian door.

Windows to side and rear, power, light and a butler sink with hot and cold water supply. It even has a chimney with an open flue to install a stove! Perfect for those with hobbies, a prized car or even offering potential to convert into a gym, games room or home office.

#### Agents Note

A CAT 5 cable network has been installed to all living rooms, bedrooms and a garage/workshop.

A central lighting control has been installed allowing all lights to be turned off with one switch at the front and rear doors.

5 AMP table lamp lighting circuit can be controlled from main room lighting switches.

Circulated hot water system - providing instant hot water at taps.

#### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: D

#### Location - Old Stratford

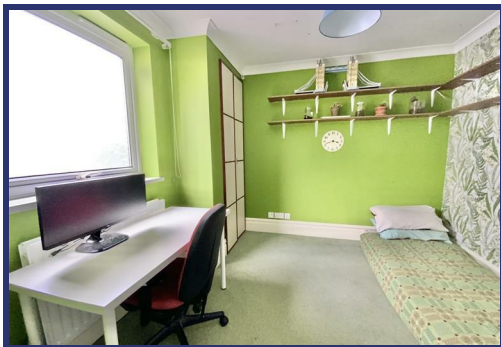
Old Stratford is a village located to the very north eastern corner of Milton Keynes on the Buckinghamshire/ Northamptonshire border. It has a local pub, grocery shop, restaurant, takeaway, and junior school. It is within a comfortable walk (approximately 1/2 mile) of Stony Stratford or a slightly longer but picturesque riverside walk. Stony Stratford is an attractive and historic coaching town referred to as the Jewel of Milton Keynes. Bordered to most sides by attractive countryside and parkland, and nature reserves the town offers 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.

#### Note for Purchasers

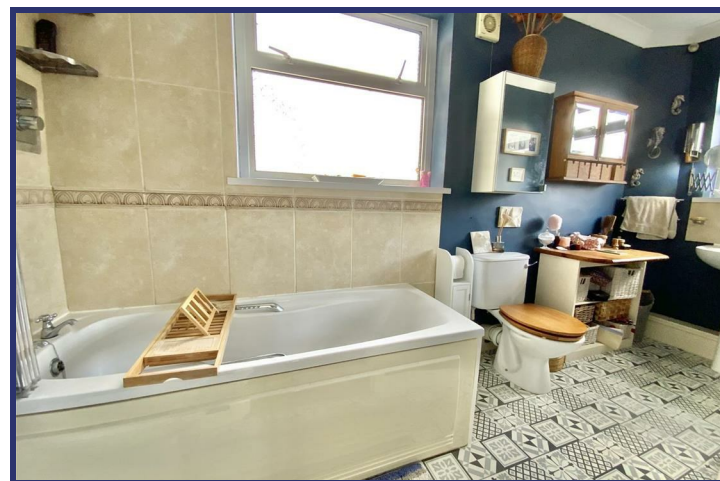
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, 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

#### 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.





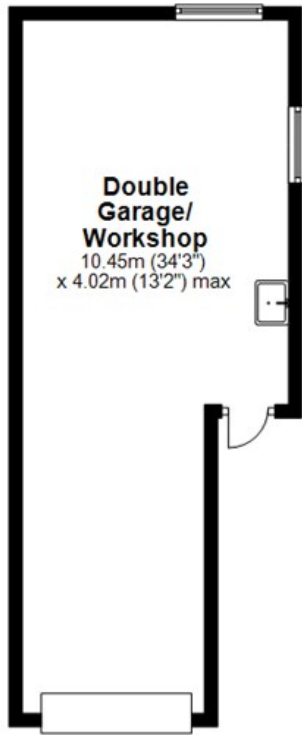






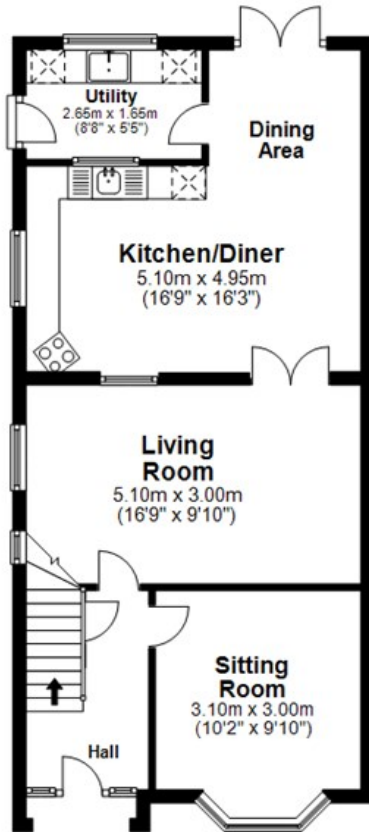


**Double Garage/ Workshop**  
Approx. 36.1 sq. metres (388.5 sq. feet)



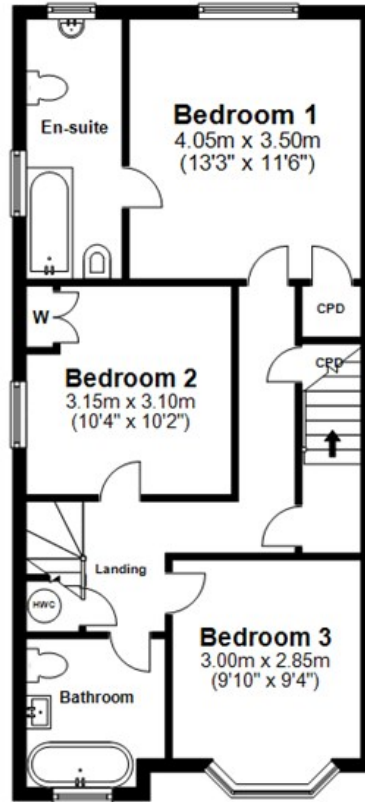
**Ground Floor**

Approx. 56.7 sq. metres (610.0 sq. feet)



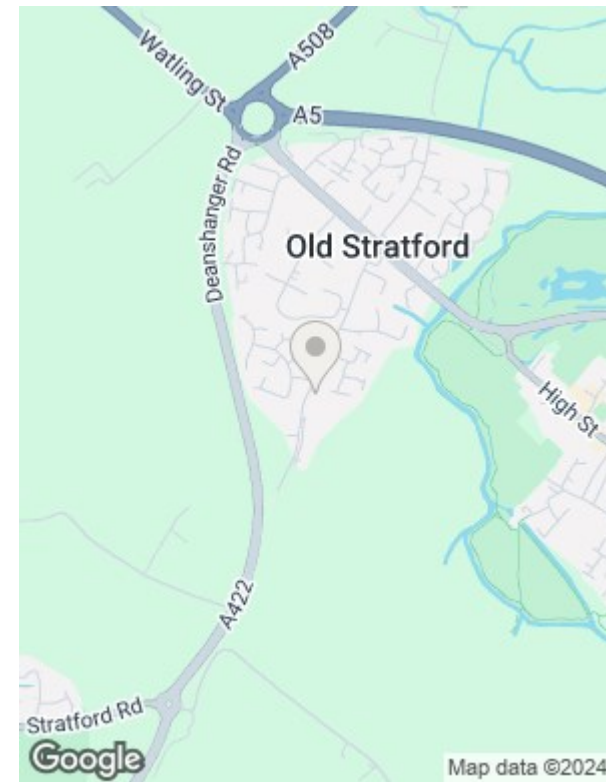
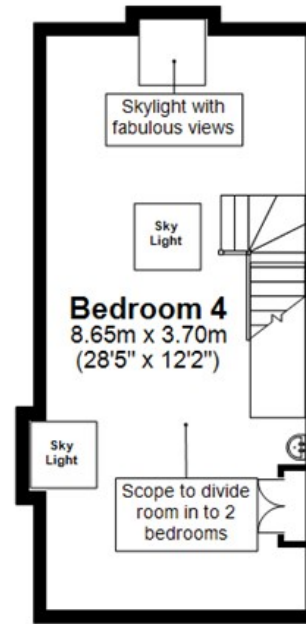
**First Floor**

Approx. 49.8 sq. metres (535.7 sq. feet)



**Second Floor**

Approx. 33.9 sq. metres (364.7 sq. feet)



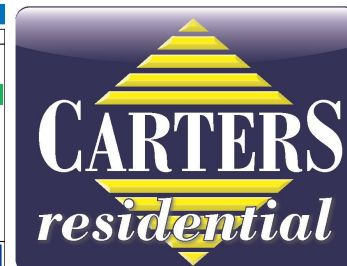
**Viewing Arrangements**

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		83
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.