



New Street, Stony Stratford, MK11 1BW





16 New Street  
Stony Stratford  
Buckinghamshire  
MK11 1BW

£220,000

**A charming 1-2 bedroom 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 living room with wood burning stove, kitchen and bathroom on the ground floor. On the first floor there is a double bedroom and a second adjoining bedroom- study. The cottage has a courtyard garden to the rear.

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

- Attractive Stone Built Cottage
- Town Centre Location
- Living Room with Wood-burning Stove
- 2 Interconnecting Bedrooms
- Courtyard Garden
- Gas to Radiator Central Heating
- CHAIN FREE





### Ground Floor

A front door open to the living room which has a fireplace incorporating a wood-burning stove, leaded light window to the front, window to the rear, under stairs cupboard and door to a concealed staircase rising to the first floor.

The kitchen has units to floor and wall levels with worktops, a sink unit and space for a cooker, fridge and washing machine. Window and door to the side and door to the bathroom.

The bathroom has a suite comprising WC, wash basin and the bath with a shower over. Window to the side

### First Floor

A small landing has an open doorway to bedroom 1.

Bedroom 1 is a large double bedroom with a leaded light window to the front, built in cupboard and an open doorway to bedroom 2/ study at the rear.

Bedroom 2/ study has a window to the rear, and gas central heating boiler. This room could make a useful nursery bedroom, dressing room, or study. It may offer the scope to convert into a bathroom - perhaps relocating the bathroom from the ground floor to the first floor, and making a larger kitchen – subject to any necessary consent

### Outside

Courtyard garden to the rear.

### Parking

New Street offers a residents only permit parking scheme with annual permits available for a nominal fee, giving unrestricted on street parking for residents only. There is additional nearby on street parking and public car parks less than a minute walk away.

### Heating

The property has gas to radiator central heating.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council  
Council Tax Band: B

### 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.

### 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

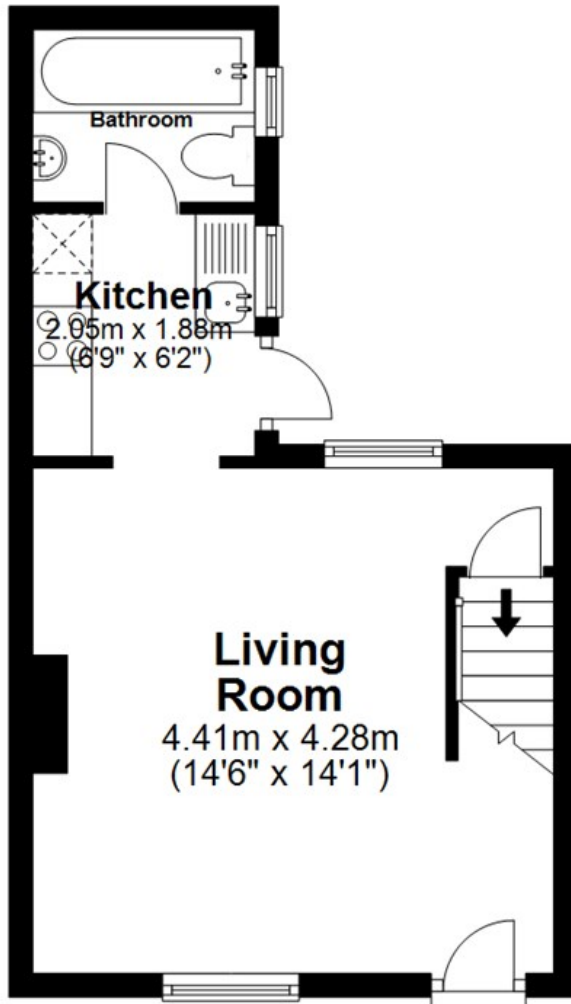
### Disclaimer

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.

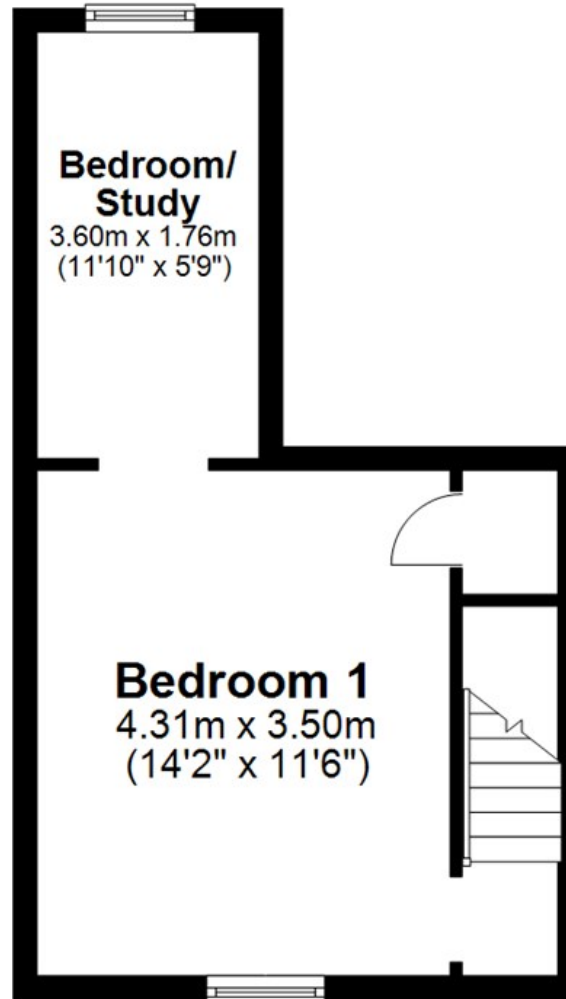




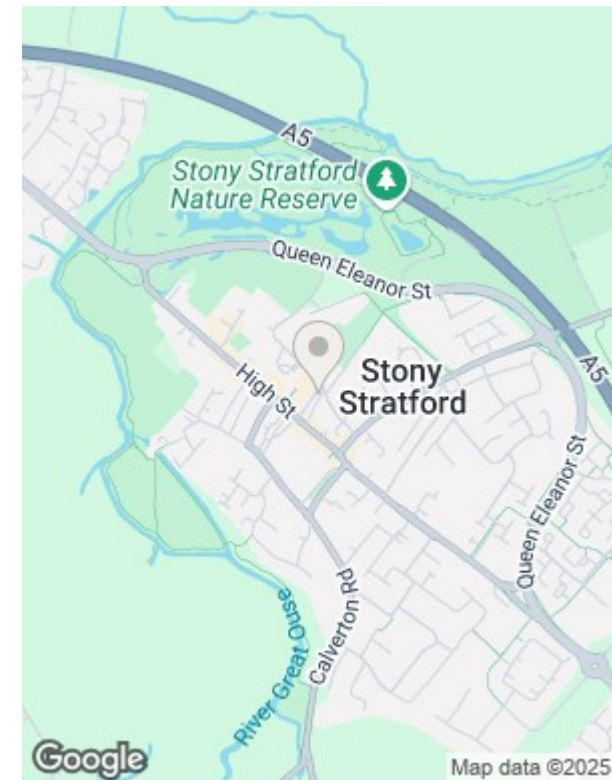
## Ground Floor



## First Floor



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		88
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

