



**Connells**

High Street  
Stony Stratford MILTON KEYNES



## Property Description

Beautifully and sympathetically renovated to an outstanding standard, the property retains a wealth of original features while incorporating a thoughtful contemporary twist throughout. Upon entering, you are welcomed directly into the fully refurbished kitchen - truly the heart of the home. Designed for both style and practicality, with Integrated appliances, Solid wooden worktops, Large central kitchen island, Bespoke integrated wooden pantry cupboard with cleverly concealed storage and finishes.

The property offers two elegant reception rooms, both rich in original character, featuring solid wood flooring, Feature fireplaces, Leaded windows and excellent natural light. An additional versatile dining room provides further flexibility and can also function as a utility space, with thoughtfully integrated appliances hidden behind paneled walling for a seamless finish.

Upstairs you will find four well-proportioned bedrooms, full of charm and architectural interest. Along with a family bathroom featuring Roll Top bath, Separate Shower and quality Fixtures and fittings.

To the rear of the property is private courtyard garden, ideal for relaxing and entertaining, along with the rare advantage of private parking.

Situated in the centre of historic Stony Stratford, this home places you within easy reach of shops, cafes restaurants, and local amenities, along with easy access to rail and

road network - all while owning a distinctive and storied building.

## Entrance

Solid wooden door entering through into the Kitchen.

## Kitchen

18' 1" x 16' 5" ( 5.51m x 5.00m )

Window to front, part frosted. York Stone tiled flooring. Wall and base units. Integrated appliances. Bespoke wood pantry cupboard. Wood worktops. Central island with Quartz work top and sunken Sink / drainer. Exceptional fixtures and fittings throughout.

## Cloakroom

Wc, Sink.

## Dining Room / Utility

16' 5" x 13' 9" ( 5.00m x 4.19m )

Feature window to rear. York Stone tiled flooring. Panel walls to integrated ample storage on one side of the room and hidden utilities on the adjacent side. Sink and tiled splash back. French doors to rear courtyard garden.

## Sitting Room

16' 5" x 11' 2" ( 5.00m x 3.40m )

2 X windows to front. Wooden flooring. Feature Fireplace.

## Family Room

16' 5" x 13' 9" ( 5.00m x 4.19m )

Feature windows to rear and side. Wooden flooring. Feature Fireplace.

## Bedroom 1

16' 5" x 13' 9" ( 5.00m x 4.19m )

Feature windows to front and side. Feature Fireplace.

## Bedroom 2

12' 10" x 8' 2" ( 3.91m x 2.49m )

Window to front.

## Bedroom 3

14' 5" x 13' 9" ( 4.39m x 4.19m )

Feature window to front. Restricted Head Height. Exposed beams.

## Bedroom 4

16' 5" x 12' 4" ( 5.00m x 3.76m )

Feature Window to front. Restricted Head height. Exposed beams. Access to loft.

## Bathroom

Tiles floor and walls. Freestanding Sink,WC, Roll Top Bath with mixer tap. Separate Shower. Window to front. Heated towel rail.

## Outside

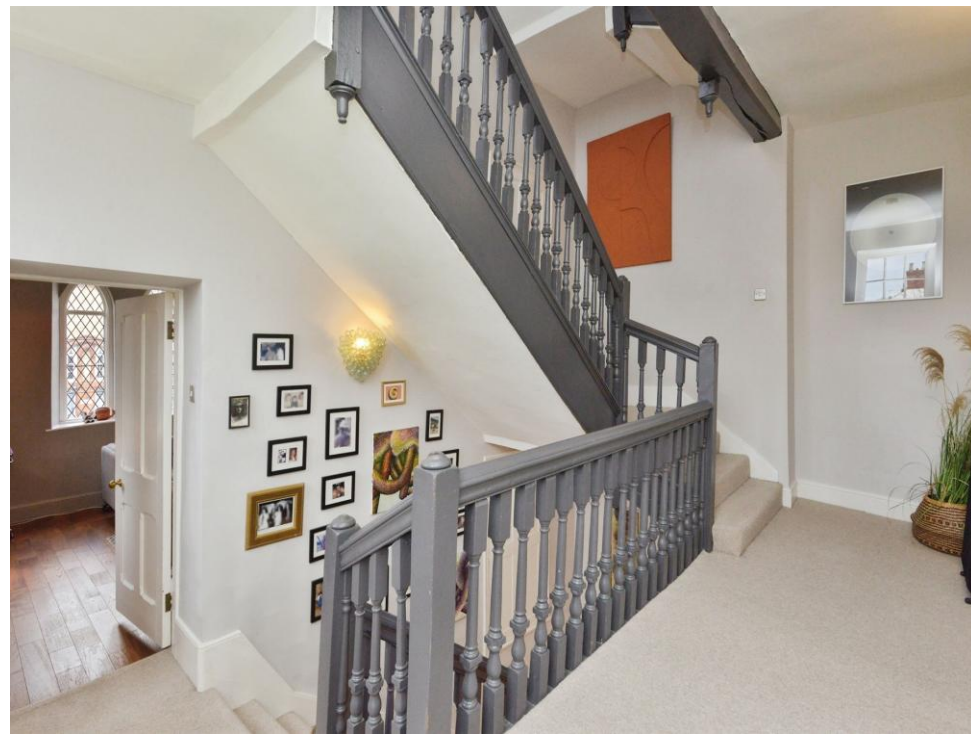
## Rear Court Yard

Laid to Patio.

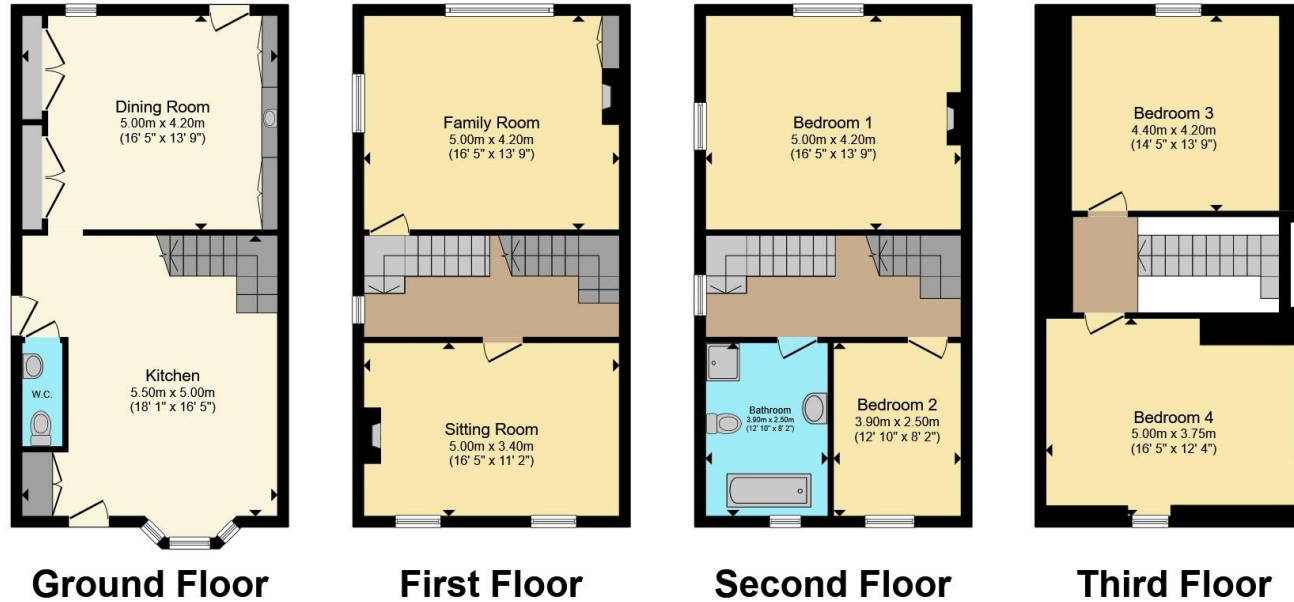
## Parking

Off street allocated rear parking.









Total floor area 195.7 m<sup>2</sup> (2,107 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: F

Tenure: Freehold

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Property Ref: SSD307615 - 0011