



Deanshanger Road, Old Stratford, MK19 6AX





73 Deanshanger Road  
Old Stratford  
Northamptonshire  
MK19 6AX

**£495,000**

**A beautifully presented, extended, 1930's semi detached house with spacious open plan living accommodation, 3 bedrooms, 2 bath/shower rooms, parking and large garden.**

The property is well presented, with stylish modern decor, and flexible open-plan living accommodation - set on two floors comprising an entrance hall, open-plan living room, dining room and family rooms, large kitchen, utility room and ground floor shower room. On the first floor there are 3 bedrooms and a family bathroom.

Outside the property has parking for 2 cars to the front, a large rear garden (around 80 feet in length) and a useful studio/garden room.

This sought after location is within a short walking distance of Old Stratford school and shops and a comfortable walking distance to Stony Stratford High Street with an extensive array of independent shops, cafes, restaurants, and pubs.

In all, a fabulous opportunity not to be missed – early viewing is recommended.

- Beautifully Presented & Extended 1930's Semi Detached House
- Large Open Plan Kitchen/ Living Space
- 3 Reception Areas
- Large, Modern, Contemporary Style Kitchen
- Ground Floor Shower Room + First Floor Bathroom
- 3 Bedrooms
- Large Garage & Garden Studio
- Large Garden & Driveway for 2 Cars
- Sought After Location







### Ground Floor

A storm porch has a period front door with glazed side panels with stained glass features. The entrance hall has stairs to the first floor, an under stairs cupboard and door to the open plan kitchen/ dining/ family room.

The living room, located to the front, has a bay window and a fireplace incorporating a wood-burning stove. Picture rail. It is open plan to large kitchen/ dining/ family room, with two reception areas - flexible in their arrangement.

The current dining area has space for table, timber panelling to one wall and is open plan to a family room and kitchen areas, a light and spacious area with a high vaulted ceiling with three skylight windows, and quadruple bifold doors opening onto the rear garden. The kitchen has a range of units in a modern contemporary style to floor and wall levels with Minerva worktops, under mounted sink, breakfast bar, and range of integrated appliances to include induction hob, extractor hood, double oven, fridge/ freezer and dishwasher.

A utility room has space for a washing machine, tumble dryer and plenty of space additional appliances should you require. Doors to the garage and shower room, and glazed the door to the rear garden.

The shower room has a suite comprising WC, wash basin on a vanity stand and large shower cubicle.

### First Floor

The landing has a window to the side and doors to all rooms.

Bedroom 1 is a double bedroom located to the front of the bay window. Picture rail.

Bedroom 2 is a double bedroom located to the rear with lovely views over the garden.

Bedroom 3 a single bedroom located to the front.

The bathroom has a suite comprising WC, wash basin set on vanity stand and a roll-top bath with shower and glass screen over. Tile walls and window to the rear.

### Outside

The front garden is laid with concrete and gravel providing off-road parking for two cars side-by-side.

A fabulous, large, east facing garden extends to around 80 feet starting with a modern porcelain tiled patio with a step down to gravelled pathways, lawns and some raised beds. The garden is enclosed by fencing to the sides with iron railings opening onto fields beyond.

### Studio/ Garden Room

Located at the far end of the garden, a cosy studio of timber and clad construction has fully insulated floor, roof and walls, lined and decorated with power and light. This would make an ideal home office, small gym, studio or simply a garden room.

### Garage

A long single garage, exceeding 20 feet in length, with double opening doors, high ceiling, power and light.

### Heating & Solar Panels

The property has gas to radiator central heating.

Solar panels with a south facing aspect, providing free electricity also benefiting from the feed in tariff which usually provides the current owners with an income, usually exceeding £600 per annum. This figure is subject to change, subject to your energy usage, amount of electricity produced et cetera.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band:

### 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.

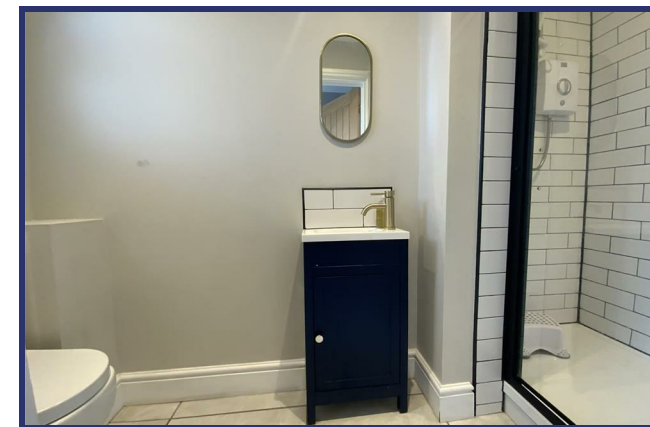
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

### 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.



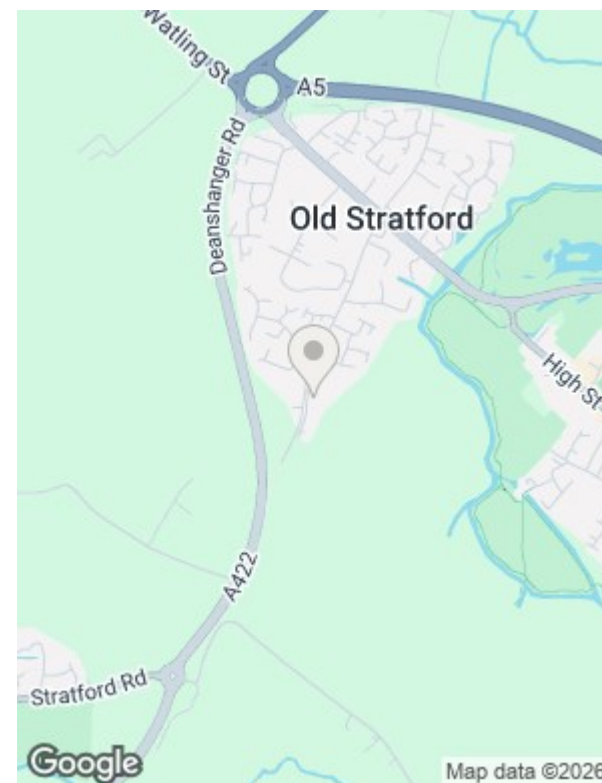
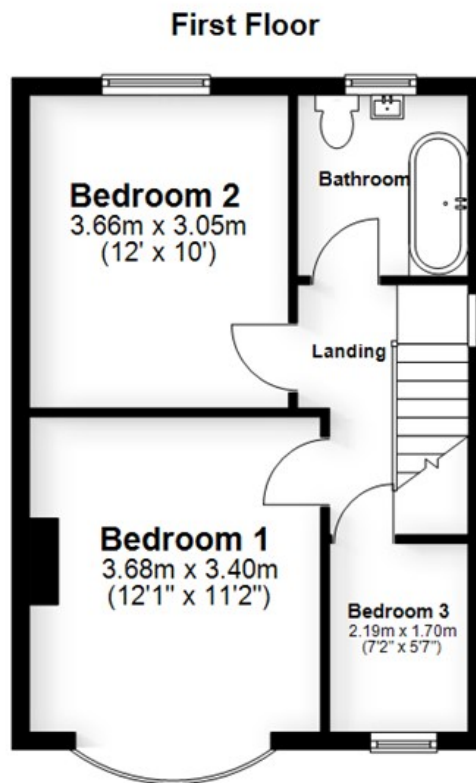
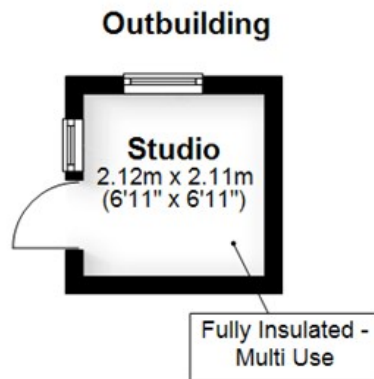
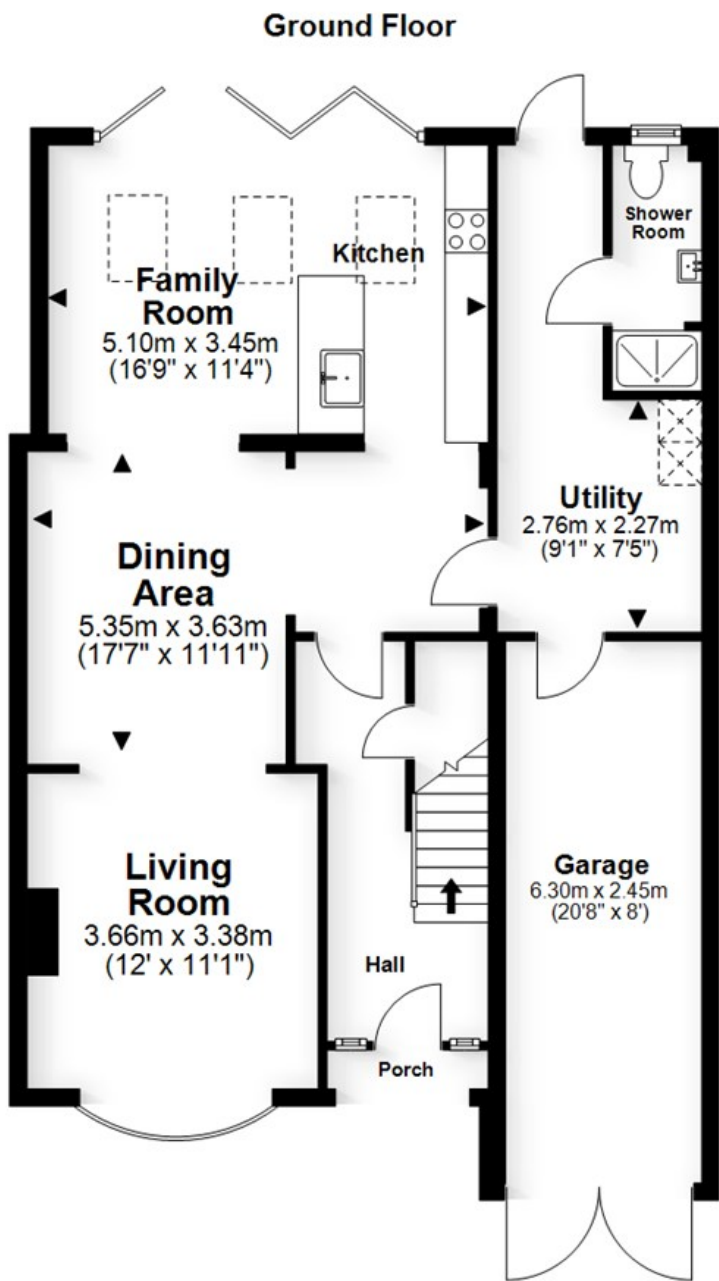












### Viewing Arrangements

By appointment only via Carters.  
We are open 7 days a week for your convenience

01908 561010

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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	
(69-80) C	
(55-68) D	
(39-54) E	57
(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.