

Russell & Butler
i n d e p e n d e n t e s t a t e a g e n t s

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

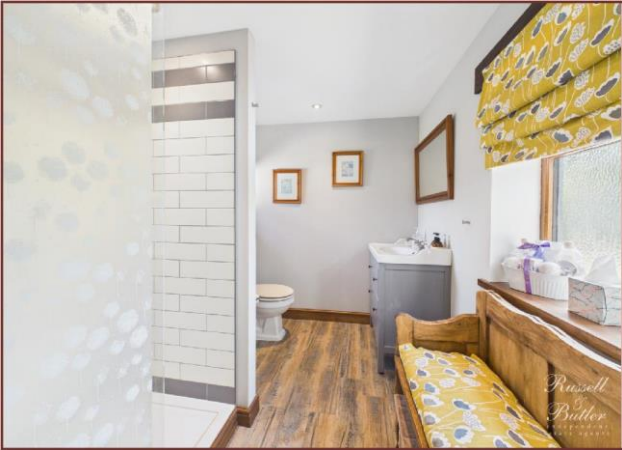
OPEN 7 DAYS A WEEK

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Stratford Road, Nash, Milton Keynes, MK17 0ES
Asking Price £875,000

Nestled within approximately half an acre of beautifully maintained gardens and grounds, this enchanting Grade II listed part-thatched cottage offers a rare blend of historic character, timeless charm, and modern versatility. Complemented by a stunning detached one-bedroom barn conversion, the property presents an exceptional opportunity for multi-generational living, guest accommodation, or a lucrative Airbnb business. The main cottage is brimming with period features, including exposed timber beams, an inglenook fireplace, and a wealth of original architectural details that celebrate its rich heritage. Thoughtfully maintained and sympathetically enhanced, the accommodation provides a warm and inviting atmosphere throughout, with elegant reception rooms, a fabulous open plan kitchen/dining room, and comfortable bedrooms that perfectly balance historic appeal with contemporary comfort. Outside, the grounds extend to around half an acre, creating a private and picturesque setting. Mature trees, colourful borders and charming seating areas offer a peaceful retreat for relaxation and entertaining alike. The idyllic gardens provide views of the cottage's distinctive thatched roof and attractive period elevations. A particular highlight of the property is the beautifully converted detached barn. Finished to an exceptional standard, this self-contained one-bedroom residence features stylish open-plan living accommodation, a well-appointed kitchen, a spacious double bedroom, and a contemporary bathroom. With its own sense of privacy and character, the barn is perfectly suited for dual-family living, dependent relatives, visiting guests, or generating valuable supplementary income through holiday letting platforms such as Airbnb. Combining period elegance, flexible accommodation, and income potential in a highly desirable village setting, this unique property offers a lifestyle opportunity rarely available on the market. Whether seeking a charming family home, space for extended family, or a property with holiday-let appeal, this outstanding cottage and barn conversion deliver an exceptional package of character, comfort, and versatility.



Solid wood entrance door to:

Open Plan Kitchen/Dining/Family Room

Dining/Family Room

15' 9" X 12' 0" (4.82m X 3.68m)

Irregular shaped room.

Radiator, cast iron fireplace, windows to front and rear aspects, open through to kitchen.

Kitchen

15' 8" X 12' 7" (4.79m X 3.84m)

Fitted to comprise inset sink unit with mono bloc mixer tap, cupboard under, further extensive range of base units with granite work surfaces, and splash backs over, large island with integrated induction hob, electric oven under, ample storage with soft close drawers, granite work surfaces over, windows to side and rear aspects, stable door to rear garden, radiator with cover.

Inner Hall

Stairs rising to first floor, French double doors to rear garden, exposed beams, window to front aspect to half landing.

Dining Room

15' 3" X 11' 2" (4.67m x 3.42m Max, 1.43m Min)

Inglenook fireplace, exposed beams to walls and ceilings, windows to front and rear aspect, under stairs storage cupboard.

Ground Floor Shower Room

White suite of fully tiled walk in shower cubicle, wash hand basin with drawers under, low flush wc, ladder towel radiator, two windows.

Sitting Room

14' 7" X 10' 4" (4.47m x 3.16m Max)

Stone built fireplace, radiator, window to side aspect, French doors to rear garden.

First Floor Landing

Exposed beams, door to bedrooms two, open through to inner landing with window to rear aspect, range of built in storage units, radiator, airing cupboard housing hot water tank and immersion heater, linen shelving as fitted.

Bedroom Two

15' 3" X 10' 10" (4.65m X 3.31m)

Radiator, exposed beams to walls and ceiling, window to rear aspect.

Bedroom Three

11' 7" X 9' 9" (3.54m x 2.99m Max) N.B. Some restricted head room.

Radiator, window to side aspect, built in wardrobe.

Bedroom Four

10' 6" X 9' 10" (3.22m Max x 3.02m Max) N.B. Some restricted head room.

Radiator, built in wardrobe, Velux window to front aspect, access to loft space.

Bathroom

White suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, ceramic half tiling to walls, window to rear aspect, ladder towel radiator.

Secondary Inner Landing

Stairs to ground floor, doors to bedroom one and two.

Bedroom One

15' 0" X 11' 9" (4.58m Max x 3.6m Max) N.B. Some restricted head room.

Exposed wall beams, radiator, window to side aspect.

Detached Barn

Double glazed entrance door with double glazed side panel to kitchen.

Kitchen

14' 6" X 13' 4" (4.42m X 4.08m)

Fitted to comprise inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, four ring ceramic hob with extractor hood over, split level electric oven and grill, ceramic tiled floor with under floor heating, stable door to sitting room, door to utility.

Sitting/Dining Room

An impressive room with a fabulous vaulted ceiling with exposed beams, wood floor with underfloor heating, double glazed French patio doors to side, window to side, Bi-folding doors onto garden, exposed beams to walls, stairs rising to first floor.

Utility

Double glazed stable door to side, plumbing for automatic washing machine, tiled floor with under floor heating, built in storage cupboard, access to loft space.

Ground floor Bathroom

White suite of panel bath with electric shower over, wash hand basin, cupboard under, low flush wc, ceramic tiling to splash areas, ladder towel radiator, tiled floor with underfloor heating, double glazed window to side, extractor fan.

Galleried First Floor Landing overlooking the sitting room.

Bedroom

14' 4" X 13' 3" (4.37m Max x 4.04m)

N.B. Some restricted head room.

Radiator, Velux window to side aspect.

En-Suite Wc

Low flush wc, wash hand basin, cupboard under, Velux window to side aspect.

Outside

Situated on an approximately half-acre plot, the property is accessed via double entrance gates leading directly onto a block-paved driveway, providing ample parking for several vehicles. The driveway is bordered on one side by a lawn with flower and shrub beds and borders, separated from the main gardens by picket fencing.

Two separate gates provide access to the first formal garden, which is arranged in two lawned sections linked by shingle pathways. This area includes well-stocked flower and shrub beds and borders, the oil boiler that serves the main residence, a greenhouse, a paved patio, and a raised deck with pergola. There are also a number of mature trees, including fruit trees.

A small opening leads through to the main garden, which is predominantly laid to lawn and complemented by a variety of established flower and shrub beds and borders. There is raised decking, additional seating areas, and a selection of mature trees throughout. The garden is fully enclosed by post and rail fencing and also benefits from a separate gated vehicular access point.

Single Garage

16' 11" X 9' 9" (5.15m X 2.98m)

Double doors, power and light connected.

Storage Barn/ Workshop/Utility Room

Utility Room

11' 2" X 7' 7" (3.65m X 2.31m)

Inset single drainer stainless steel sink unit with cupboard under, further base units with rolled edge work surfaces over, plumbing for automatic washing machine, two windows.

Workshop

18' 7" X 7' 5" (5.67m X 2.25m)

Two good size work benches, power and light connected, window.

Storage Barn

8' 3" X 6' 3" (2.52m X 1.91m)

Open fronted storage barn with another storage barn to side with stable door.

Light connected, window.

Please Note

EPC Rating: D

Council Tax: F & A

Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Oil central heating. There are two external oil boilers and tanks serving each property.

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1800Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).

Parking: Driveway.

Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

Mortgage Advice

If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.



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independent
estate agents

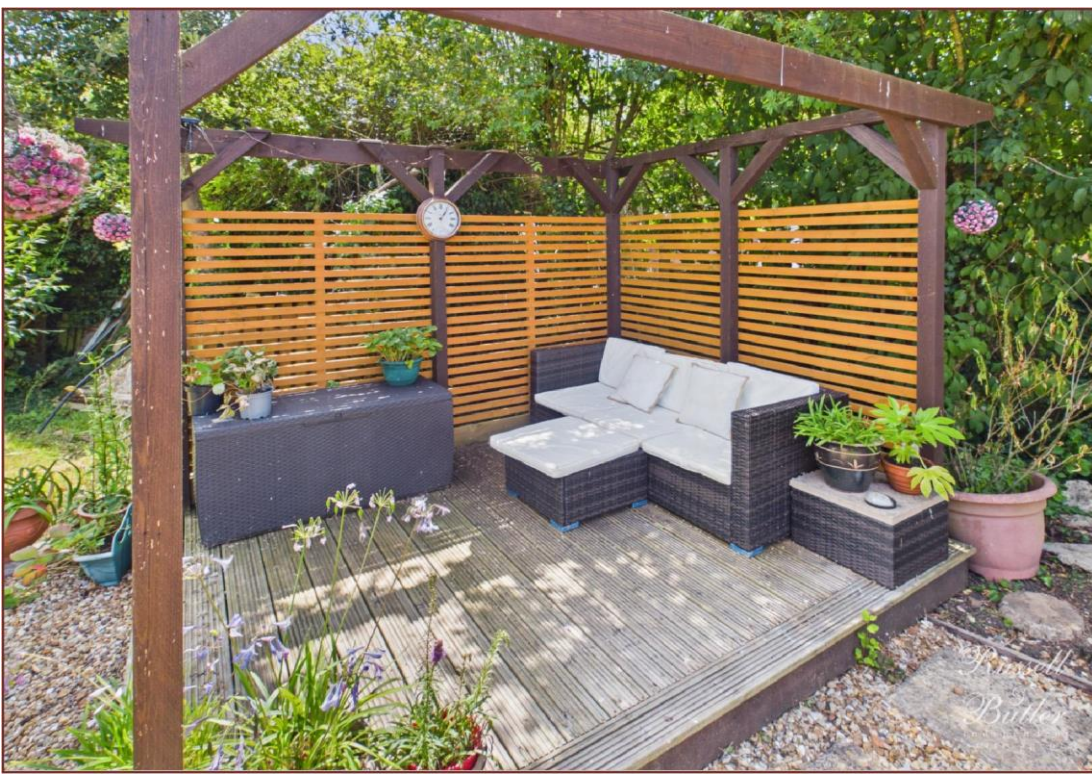




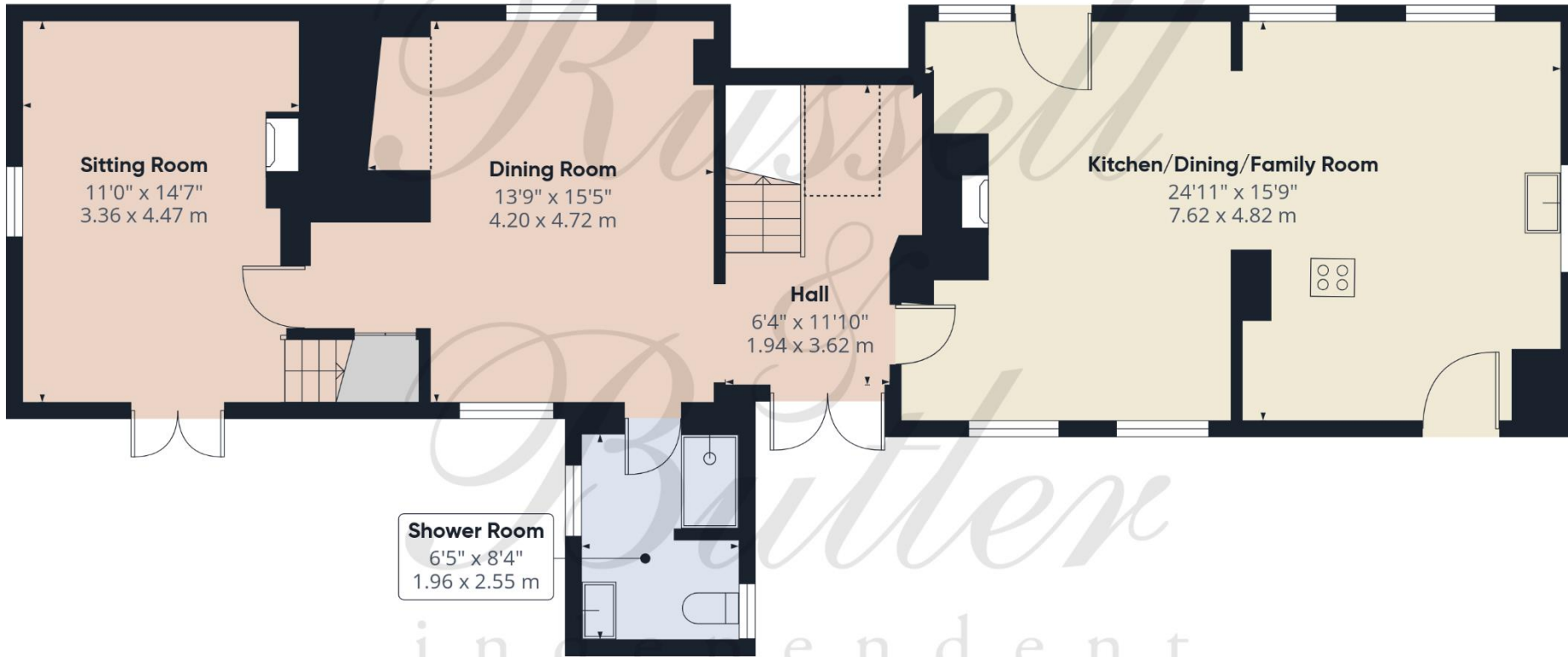




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Approximate total area⁽¹⁾

895 ft²

83.1 m²

Reduced headroom

24 ft²

2.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾

779 ft²

72.5 m²

Reduced headroom

150 ft²

13.9 m²

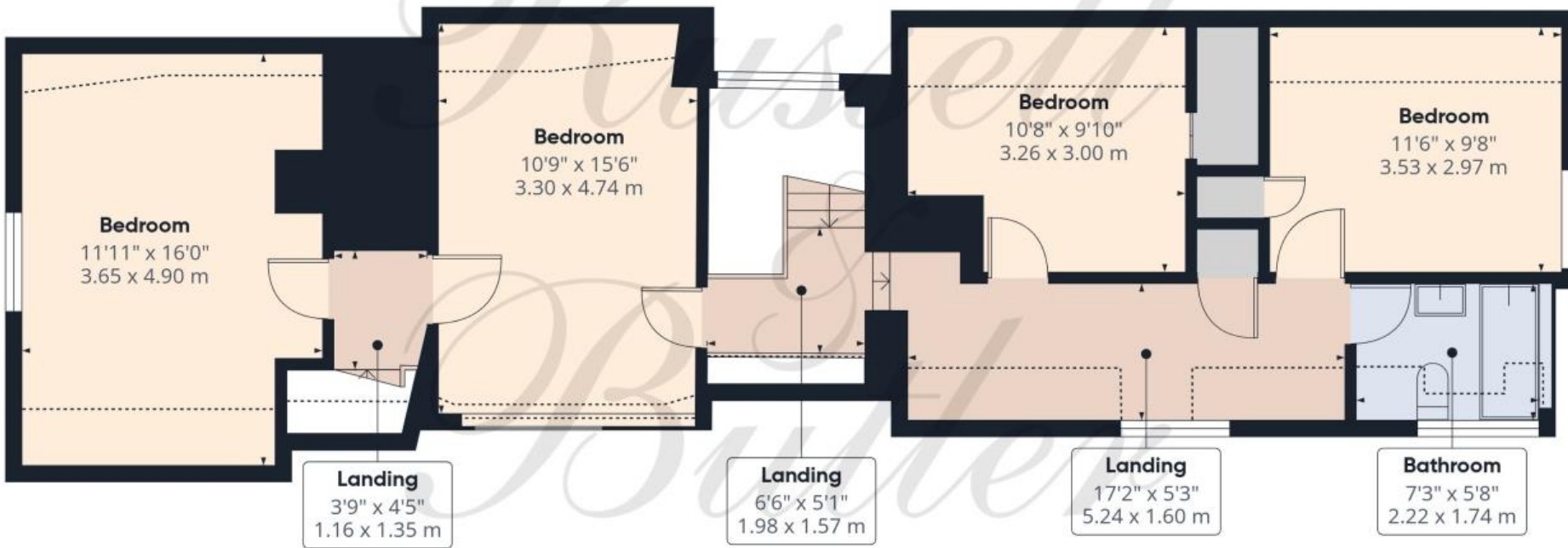
(1) Excluding balconies and terraces

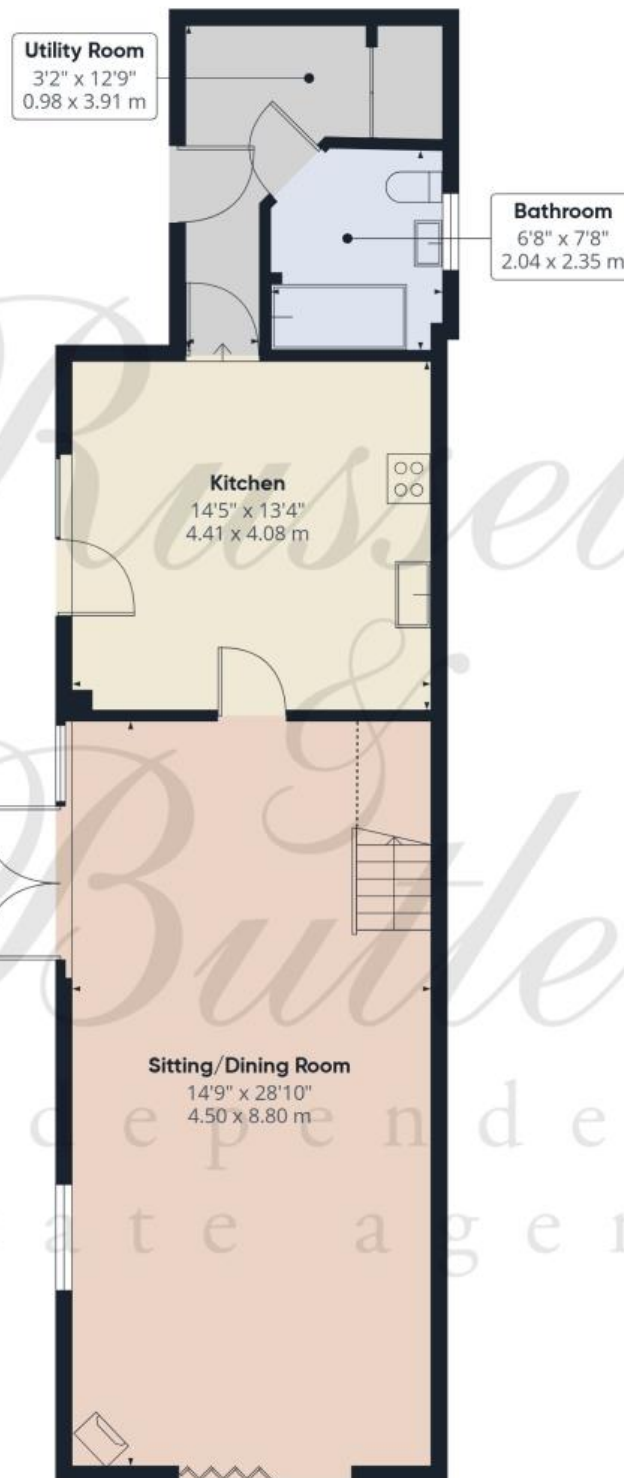
Reduced headroom

..... Below 5 ft/1.5 m

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Floor 0 Building 4

Approximate total area⁽¹⁾

749 ft²
69.6 m²

Reduced headroom

22 ft²
2.1 m²

(1) Excluding balconies and terraces

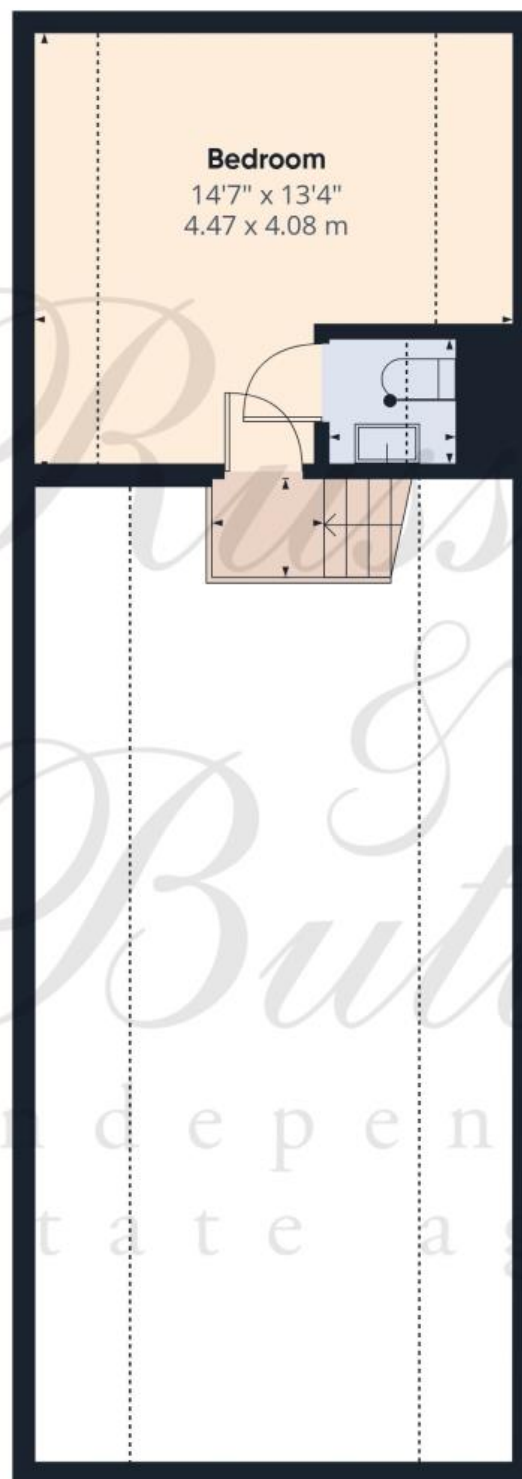
Reduced headroom

..... Below 5 ft/1.5 m

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Floor 1 Building 4

Approximate total area⁽¹⁾

197 ft²

18.3 m²

Reduced headroom

60 ft²

5.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
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Floor 0 Building 2

Approximate total area⁽¹⁾
279 ft²
25.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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