West Street

, Olney, MK46 5HR

FINE & COUNTRY

2 West Street

Olney MK46 5HR

FOR SALE BY INFORMAL TENDER. CLOSING DATE FOR OFFERS OCTOBER 5 AT MIDDAY.
VIEWING DATES -SATURDAY, 26 SEPTEMBER AND 3 OCTOBER.
CALL 01234 975999 TO RESERVE A TIME BETWEEN 11.00 AND 13.00 ON THESE DATES.
TENDER FORMS ARE AVAILABLE ON VIEWING

A substantial detached property, a blend of a modern stone building integrated with an interesting conversion of a period barn. The accommodation briefly comprises: Hallway, Ground floor shower room, Sitting room with impressive fireplace and vaulted ceiling, Kitchen/dining room, Home office/breakfast room, Ground floor bedroom with a very large en suite bathroom, three additional first floor bedrooms and family bathroom. Garden areas to the front and rear. Gas fired central heating and offroad parking for several vehicles

Property description

A fine building connecting two era's of construction which blend seamlessly together. The more modern stone building to the front is linked to a former stone built barn. Please be advised that in two areas of the barn the integrity of the structure has been compromised and requires professional attention. Should you be looking to mortgage the property please discuss with your lender beforehand to ensure their agreement to lend. Proof of this will be required should you submit an offer.

The accommodation.

Entering via the modern stone part of the building, the generously proportioned kitchen breakfast room can be found here which is very well provided for in respect of cabinets at base and high levels. There is a built in oven, sink unit with extensive work surfaces and tiling to the flooring and all splash areas. Windows are located on three differing aspects. A cupboard houses the gas fired boiler serving the domestic heating and hot water systems. An open walk through gives access to a room of flexible use, breakfast room, home office etc . A central hallway has double doors opening into the hard landscaped garden with an additional door opening to the courtyard at the rear. Off this hallway is a convenient shower room with WC and Washbasin, shaver socket and light. A further door opens to the:
Sitting room with a dramatic vaulted ceiling and impressive floor to ceiling brick built fireplace housing a gas fire. The fireplace is set against a background of exposed stonework. This room is awash with natural light having glazed double doors to the garden and courtyard. Leading off is a ground floor bedroom, this is the Master bedroom with exposed stonework and timbers to the walls and again featuring a striking vaulted ceiling. A door opens to an en suite bathroom, this room is exceptionally large, fully tiled and inclusive of a full size bath, washbasin and WC.

On the first floor, off the landing where there is a built in airing cupboard there are three further bedrooms and a family bathroom.

Outside. Very unusually, being in the centre of town there is an extravagant area of gravel based parking which can accommodate several vehicles. A gated access opens to a walled and fenced garden which is hard landscaped. An additional area of garden is located at the rear with a useful storage shed.

Agents notes

The following will be available when viewing:

Tender form for completion
Terms of sale
Plan with delineated boundaries

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. Some items may be available subject to negotiation with the Vendor.

Note to purchaser

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 undertake 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 off, and source of, funds - full details of acceptable proof need to 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.

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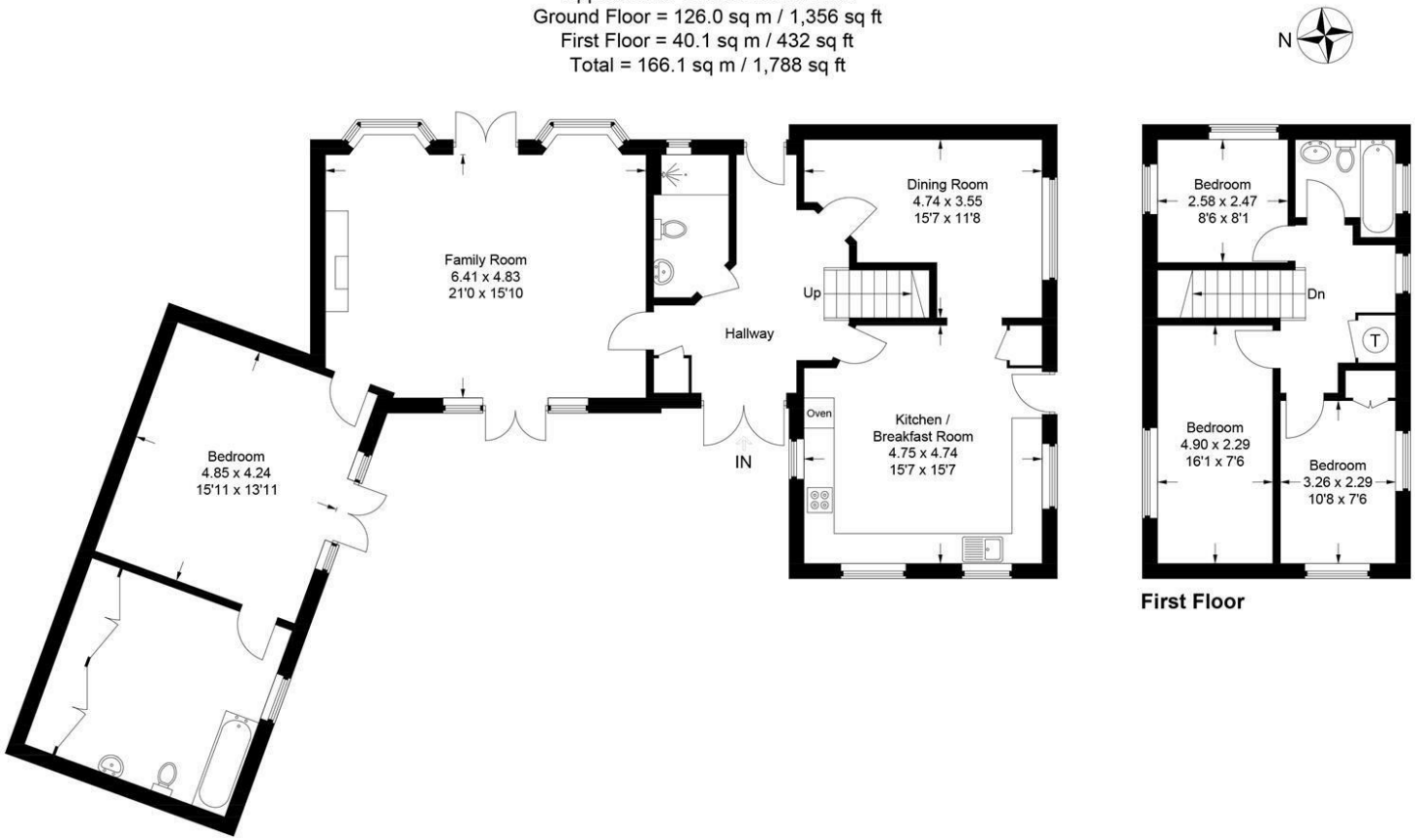
FOR SALE
01234 975999

Approximate Gross Internal Area
Ground Floor = 126.0 sq m / 1,356 sq ft
First Floor = 40.1 sq m / 432 sq ft
Total = 166.1 sq m / 1,788 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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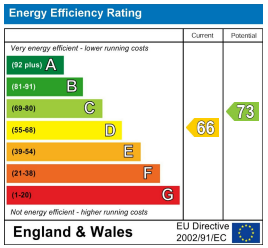

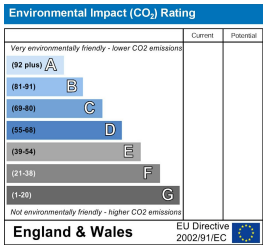

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