



Connells

London Road
Stony Stratford Milton Keynes

London Road Stony Stratford Milton Keynes MK11 1JH

for sale offers in excess of
£575,000



Property Description

Offering in excess of 1,700 sq. ft. of beautifully proportioned accommodation, this impressive Victorian residence is a wonderful example of period living, combining an abundance of original character with spacious and versatile accommodation throughout.

Having been cherished by the current owner for many years, properties of this calibre and charm are rarely available to the market. The home retains a wealth of original features including attractive bay windows, high ceilings, and stunning original fireplaces, all of which contribute to its timeless appeal.

The ground floor comprises three generous reception rooms, currently arranged as two sitting rooms and a dining room, providing excellent space for both family living and entertaining. The accommodation is further enhanced by a fitted kitchen, a substantial store room, and a convenient downstairs cloakroom.

To the lower ground floor, the property benefits from a cellar, offering excellent additional storage and potential for a variety of uses, subject to any necessary consents.

The first floor provides four well-proportioned bedrooms and a family bathroom, offering ample accommodation for growing families or those requiring home-working space.

Externally, the property enjoys a good-sized private rear garden, creating a peaceful retreat and ideal setting for outdoor dining and entertaining. Situated within the highly desirable market town of Stony Stratford. Early viewing is highly recommended!

Porch

Victorian style front door leading to hall way.

Hall Way

Doors to accommodation. Stairs raising to first floor. Stairs down to cellar. Original Parquet flooring

Living Room

Generously proportioned with bay window to front and fireplace.

Sitting Room

Fireplace and door to rear garden.

Dining Room

Beautiful bay window to side aspect and opening through to kitchen.

Kitchen

Range of wall and base units with space for appliances.

Store Room

Practical space that could be used as a utility room with plumbing.

Cloakroom

WC with window to rear aspect.

Cellar

Practical storage or potential to convert to additional useable space.

First Floor

Landing

Access to loft hatch with built in wardrobe cupboard.

Bedroom 1

Generous bedroom with Bay window to front..

Bedroom 2

Double sized room with window to rear aspect.

Bedroom 3

Small double sized room with window to rear aspect.

Bedroom 4

Single bedroom with window to front aspect.

Bathroom

Walk in shower, WC & Sink Unit. Window to the side aspect.

Outside

Front Garden

Attractive front garden with two gates and path leading to the front door and to rear garden access.

Rear Garden

Well established mature walled garden with patio area and lawn along with a range of shrubs and bushes offering privacy. Large shed for storage.

Parking

Parking for the property is provided by on street parking to the front of the property.

Agent Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Agent Note

Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers. An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 160.2 m² (1,725 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

Connells

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SSD307802



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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