



Ram Alley

, Stoke Goldington, MK16 8NT

FINE & COUNTRY

Ram Cottage, 5 Ram Alley

Stoke Goldington MK16 8NT



A unique Grade II Listed property, part thatched (recently completely redone) and part slate roof set back from the road with countryside views. This charming period property offers the rare combination of character, original features and thoughtful modern restoration. Every room feels inviting, spacious and designed for real family living. A dedicated home office makes remote working effortless, while off road parking for up to four cars and two separate gardens provide practical spaces for relaxing, entertaining or play.

The accommodation comprises: Entrance lobby, Cloakroom, Sitting room, Dining Room, Study, Kitchen, Utility room, 3 bedrooms, Occasional bedroom in the loft, Two bathrooms, Oil fired central heating, Off road parking, Two garden areas, one which has a lawn and a parterre with a central seating area and the other, a very sheltered and secluded spot, almost a secret garden, with a hard landscaped patio area to sit and enjoy the views across the adjoining countryside.

Property walk through

A solid wooden door opens to an entrance lobby with tiled flooring and a cloakroom adjacent to a built-in shoe cupboard. Off to the right is a spacious sitting room with a high vaulted ceiling and attractive open fireplace over a tiled hearth. To the front elevation of the sitting room is a small pane bay window with two additional windows to the side. Retracing our steps, we move towards the kitchen and utility room. The beamed kitchen is fitted with a good set of cupboards, handmade from solid wood, with integrated appliances and units at floor and high level. The sink unit is strategically placed to take in the countryside views from the window on the rear elevation. Alongside is a separate utility area with built-in units, a sink and plumbing for a washing machine. The dining room sits at the heart of the house steeped in character with a stone fireplace and beamed ceiling whilst being bathed in natural light from the double aspect windows. Off the dining room is a very cosy and comfortable study with exposed stonework to the walls and an open fireplace providing a self-contained space to work from home. Beyond the study there are two double bedrooms with views over open countryside. Nearby, is a tiled shower room with WC and washbasin.

A staircase rises from the dining room to a first floor landing and access to the Master bedroom. This is a generously proportioned room with exposed timbers to the walls and ceiling. A useful cabinet is built into one wall with a good range of wardrobe space and drawer units. Opposite, on the landing, is a full bathroom suite with a panelled bath, WC and wash basin in vanity surround. Also provided is a ladder radiator, fitted wall cabinet, mirror and lighting. From the landing a relatively short open plan stair gives access to an attic room with natural light. This could be used as an occasional bedroom, hobby room, children's playroom etc. Its use is entirely flexible.

Externally to the front, a five bar gate set within stone walling opens to a gravel driveway allowing parking for several vehicles. A pedestrian gate is located alongside. The wrap around garden is secluded by mature trees and hedging. The principle area of garden is lawned with an attractive parterre, planting in raised beds formed by sleepers, neatly enclosing a paved seating and al fresco dining area. At the other end of the property is an almost secret courtyard garden, totally private and enjoying close proximity to the open countryside behind. Direct access is available from the house to this fully paved area of garden which also boasts a bespoke, slate roofed woodshed.

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Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof need to be provided upon receipt of your offer.

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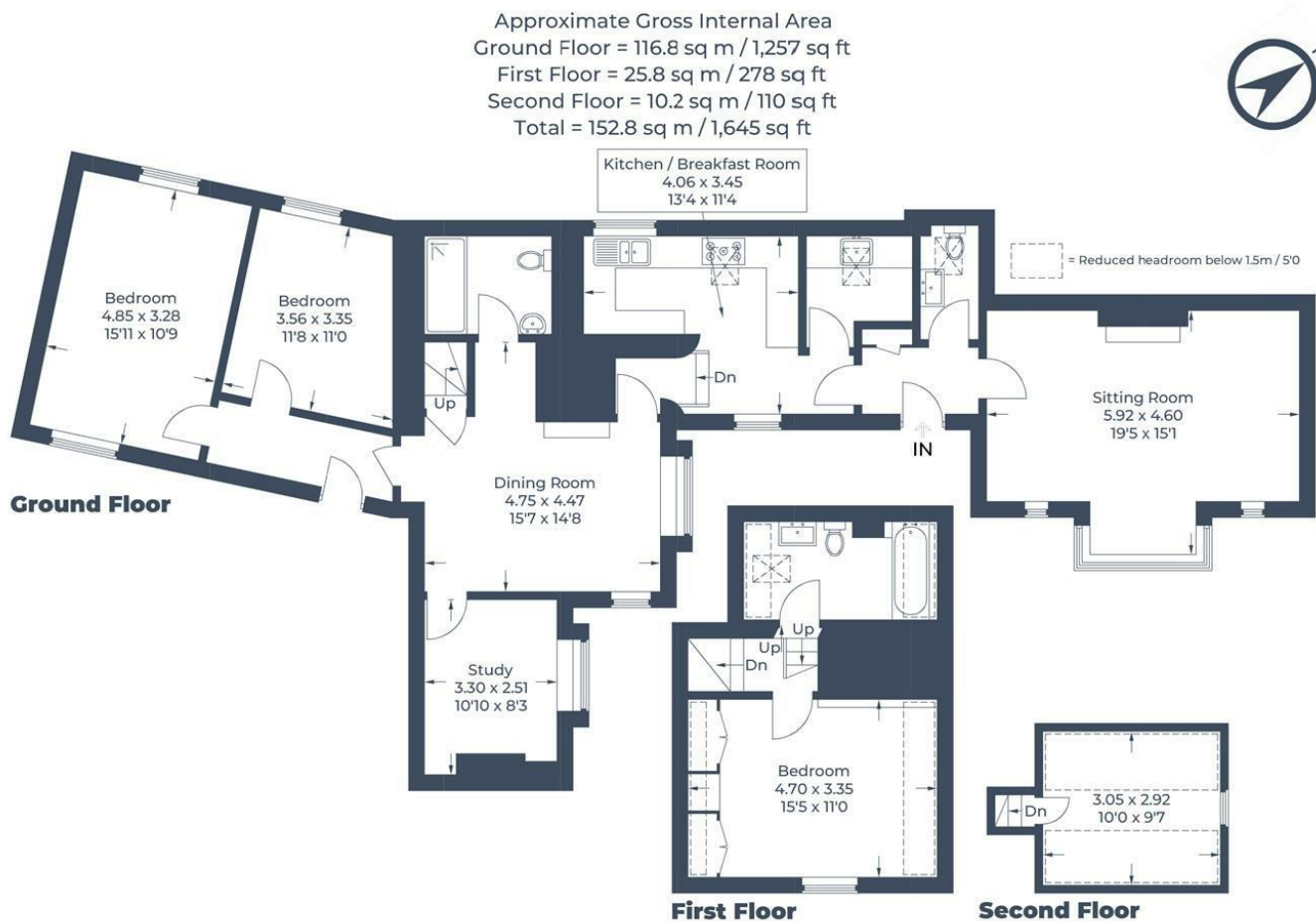


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(13-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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