



8 High Street South

Olney MK46 4AA

FINE & COUNTRY

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Located in very close proximity to the centre of Olney town, this double fronted end of terrace property has generously proportioned accommodation and a delightful very private walled and fenced garden which enjoys a westerly aspect. This Grade II Listed property boasts several notable character features, in particular exposed beams to the ceiling, exposed stonework and an open fireplace housing a wood burning stove. Wood panelling is visible in several rooms around the property and there are bespoke blinds fitted to most windows. This is an excellent example of a charming cottage property and we would highly recommend an early inspection.

The accommodation comprises:

Sitting room with open fireplace, Dining room, Kitchen, Three bedrooms, Bathroom, External laundry room, Useful outbuildings ideal for storage or potentially convert to a home office. There is a private sheltered garden to the rear with a westerly aspect attracting the afternoon and evening sun.

Accommodation

A solid wooden door opens into the sitting room and dining room. The sitting room has a fireplace to one wall housing a wood burning stove whilst alongside are attractive built in cabinets and shelving. Exposed stonework is visible to one wall and there are exposed beams to the ceiling. The window on the front elevation is secondary glazed with bespoke custom fitted blinds. These are fitted to the majority of the windows in the property. The dining room has a former fireplace now performing usefully as a log store. There are built in cupboards to the recess areas and half height wood panelling arranged along one wall. A part glazed door opens to the kitchen at the rear of the property. The kitchen offers a vast array of cabinets arranged to base and high levels. A "Butler" sink stands under a deep sill window looking into the garden. A dishwasher is integrated to the kitchen. The walls have exposed stonework in areas and the flooring is tiled whilst there is recessed lighting to the ceiling. A door opens into the garden and a staircase rises to the first floor and the bedroom and bathroom accommodation. There are three bedrooms, two of which have retained former fireplaces as interesting features. Two of the bedrooms also have areas of wood panelling to the walls and the two bedrooms to the front have secondary glazing. The family bathroom has a panelled bath with shower attachments, WC and wash basin with vanity cupboards under. Tiling is applied to the splash areas and there is an integrated wall mounted mirror. A shower cubicle stands independently and a ladder radiator is mounted to one wall.

Outside

The garden to the rear is enclosed within fencing and a brick wall and a perspex canopy extends from the rear of the property to





give helpful protection from the elements when accessing the laundry room which also houses the central heating boiler. The garden is west facing and neatly arranged with sleepers defining a central square of ornamental grass. A gravel pathway meanders around the borders where there is planting in raised beds. To the bottom of the garden are good size storage barns which could convert into a convenient home office facility if required otherwise they offer very useful external store areas.





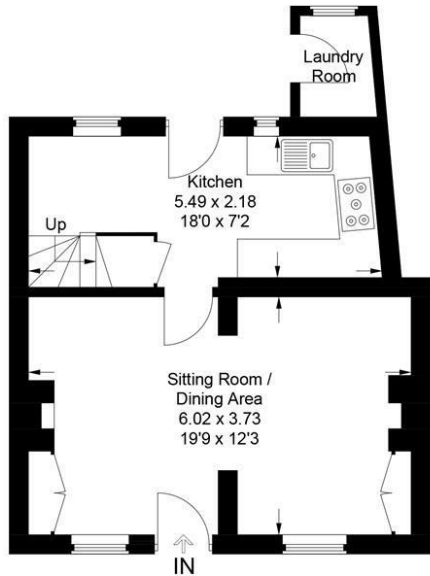
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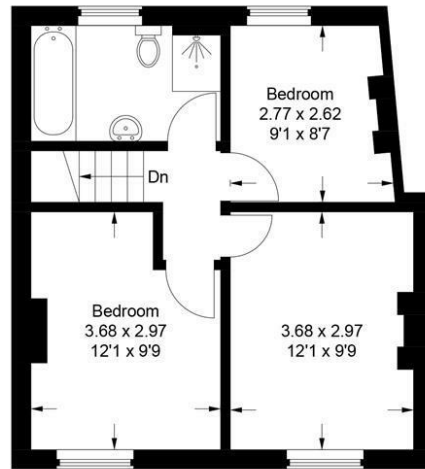




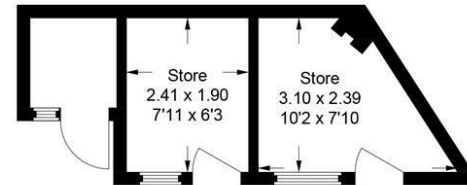
Approximate Gross Internal Area
 Ground Floor = 35.8 sq m / 385 sq ft
 First Floor = 38.1 sq m / 410 sq ft
 Outbuilding = 14.2 sq m / 153 sq ft
 Total = 88.1 sq m / 948 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) 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

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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