



# 12 Camden Square

Bozeat NN29 7JH

FINE & COUNTRY

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Occupying an enviable location elevated from the roadway this distinctive and atmospheric home offers extensive and versatile accommodation. It was formerly a "Victorian" former infants school built in the Gothic Revival style'. The property has generously proportioned rooms throughout with discreet access to the bell tower sitting atop the building which was formerly a school house. An inscription in "Olde English" over the entrance door reads "infants entrance" to emphasize its former use. An enclosed wrap around garden is extremely private, sheltered and secluded.

The property has generously proportioned rooms throughout with access to the majestic bell tower sitting atop the building which was formerly a school house. An inscription in "Olde English" over the entrance door reads "infants entrance" to emphasize its former use.

An enclosed wrap around garden is extremely private offering shelter and seclusion.

The accommodation comprises: Entrance hall, Lounge, Sitting room, Kitchen/breakfast room, Cloakroom, 4 bedrooms, En suite to the master bedroom, Family bathroom, Bell tower access with sitting area. Gas fired central heating and gardens.

The property is located only 5 miles from the ever popular market town of Olney with its plethora of shops, cafes and restaurants.

## Ground floor

The main entrance has a "Gothic" arched window mounted over a solid wooden door which opens into a hallway with a flagstone floor. The cloakroom also has a flagstone floor and a "Gothic" style arch window set into stone mullions. It accommodates a wash basin and low flush WC. An inner hallway has a staircase to the first floor and gives access to all the principal rooms. Double doors open to the sitting room which is very generously proportioned with tall windows providing lots of natural light. An additional room which could be used as a second sitting room or dining room is located opposite and has a fireplace with a wood burning stove and a beamed ceiling. The kitchen/breakfast room has a good range of cupboard units and work surface areas. A butler sink is integrated to the cupboard units and an Aga stove is housed nearby. This room is more than capable of accommodating a table and chairs.





## First Floor

The staircase rises to a first floor landing with ceiling beams and a Velux rooflight. The Master bedroom is a very generously proportioned room and includes built in wardrobes and large windows at a low level with a protective balustrade. A shower room is en suite with tiling to the walls and flooring. A door opens from the Master bedroom to the Bell Tower with steps up to a circular floored area and visibility of the tower itself. The second bedroom has a closet with WC and washbasin and there are two further good size bedrooms one with a mullioned window. The family bathroom has a roll top bath, bidet, Shower cubicle, WC and wash basin. The airing cupboard is in this room.

## Outside

The "Gothic" theme begins at the entrance with an arched gate opening to the gardens with wrought iron railings located to either side of the stepped walkway. The gardens are entirely enclosed with mature trees and hedging wrapping themselves around the property. This creates excellent privacy with sheltered and secluded seating areas around the lawns and random planting areas. Double gates open to what could be used as a parking area.



### 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.

### Notice to purchasers

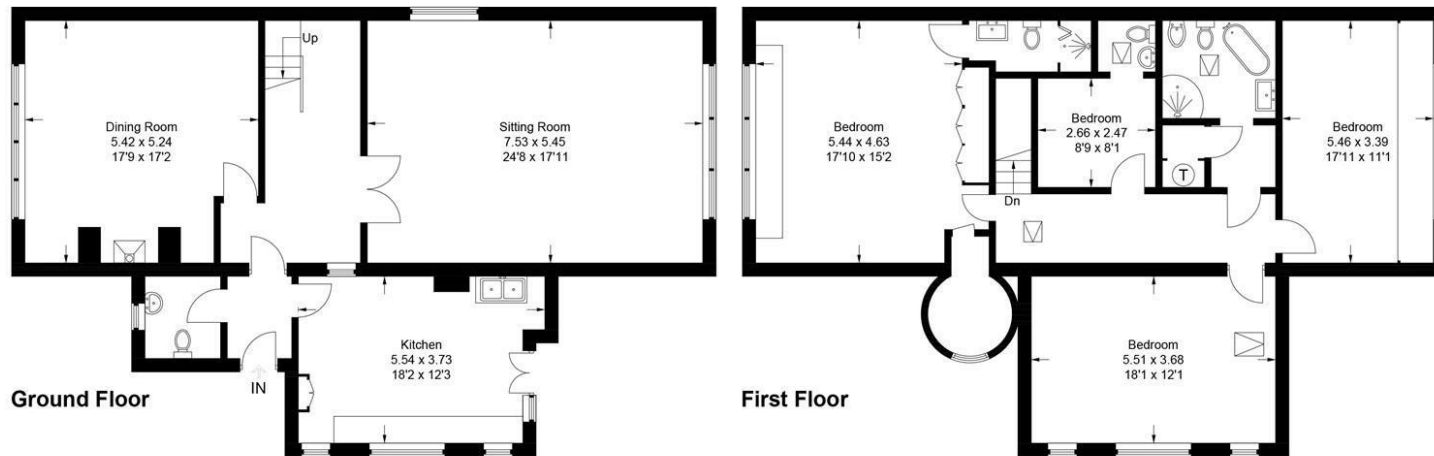
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Approximate Gross Internal Area  
 Ground Floor = 112.0 sq m / 1,205 sq ft  
 First Floor = 108.4 sq m / 1,167 sq ft  
 Total = 220.4 sq m / 2,372 sq ft



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(61-91) <b>B</b>
(69-80) <b>C</b>			(49-80) <b>C</b>
(55-68) <b>D</b>			(35-68) <b>D</b>
(39-54) <b>E</b>			(19-54) <b>E</b>
(21-38) <b>F</b>			(1-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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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