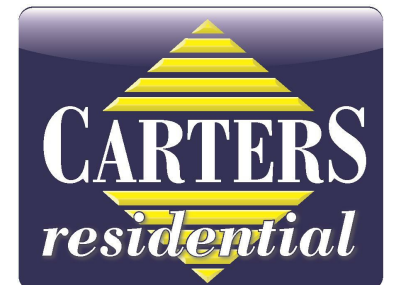




Silver Street, Stony Stratford, MK11 1JS





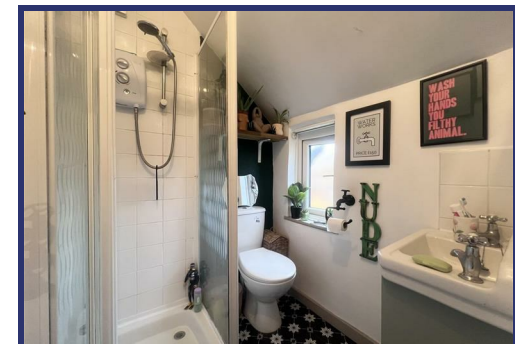
**The Counting House**  
**39a Silver Street**  
**Stony Stratford**  
**Buckinghamshire**  
**MK11 1JS**

**£190,000**

**The Counting House is a unique, small, detach character cottage in a hidden position in the heart of the town - an opportunity not to be missed for those looking for something a little different!**

A fabulous little home tucked away in a hidden location in the heart of the town, with accommodation set over two floors comprising a living room with wood burning stove, kitchen, lobby/study and on the first floor a bedroom and shower room. They cozy and characterful accommodation makes for a unique and inviting home - perfect for those looking for a small retreat, even rental/ B&B investment opportunity. Not to be missed.

- Detached Character Cottages
- Unique Home
- Living Room with Wood-burning Stove
- Lobby/ Study
- Kitchen
- 1 Double Bedroom
- Shower Room on First Floor
- Courtyard
- Hidden Town Centre Location







### Ground Floor

A door opens into the living room which has a fireplace incorporating a wood-burning stove, quarry tiled floor and window to the rear. An open doorway leads to a lobby area which suits us a small study, with window to the side, stairs to the first floor with a cupboard under and an open doorway to the kitchen.

The kitchen has base level units with wooden worktops, a Butler sink and space for a cooker, The Aga with two ovens and a hot plate is available by separate negotiation. Window and door to the rear courtyard garden.

### First Floor

Stairs rise into the bedroom which has waxed floorboards, window to the rear and a door to the shower room.

A shower room has a suite comprising WC, wash basin with vanity unit and shower cubicle. Window to the rear.

### Outside

The property is located in a tucked away and hidden location behind the gate on Silver Street.

A small courtyard garden is laid with gravel and enclosed by fencing. A small brick out house is located to the rear of the property.

### Heating

The property has electric heating.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: A

### Location - Stony Stratford

An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides

by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

### Note for Purchasers

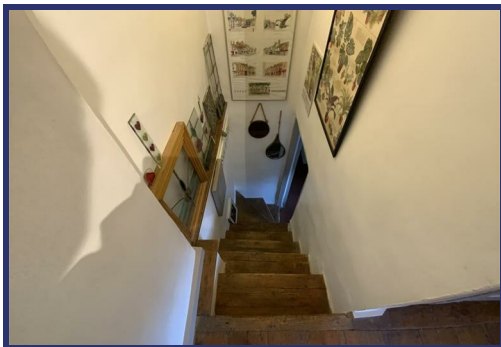
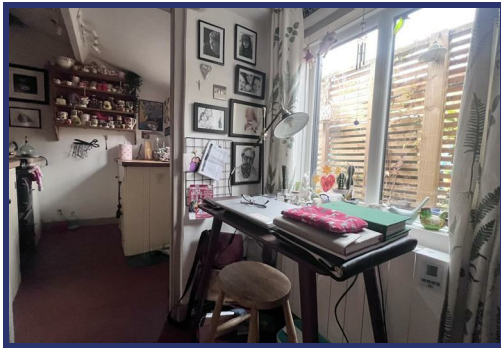
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will 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

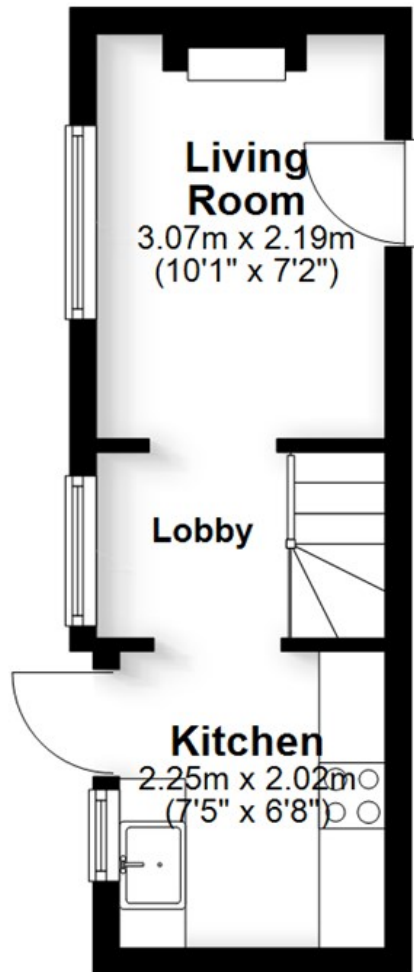
### Disclaimer

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. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

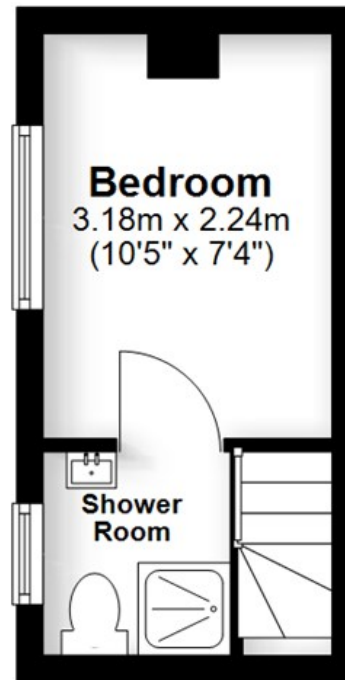




## Ground Floor



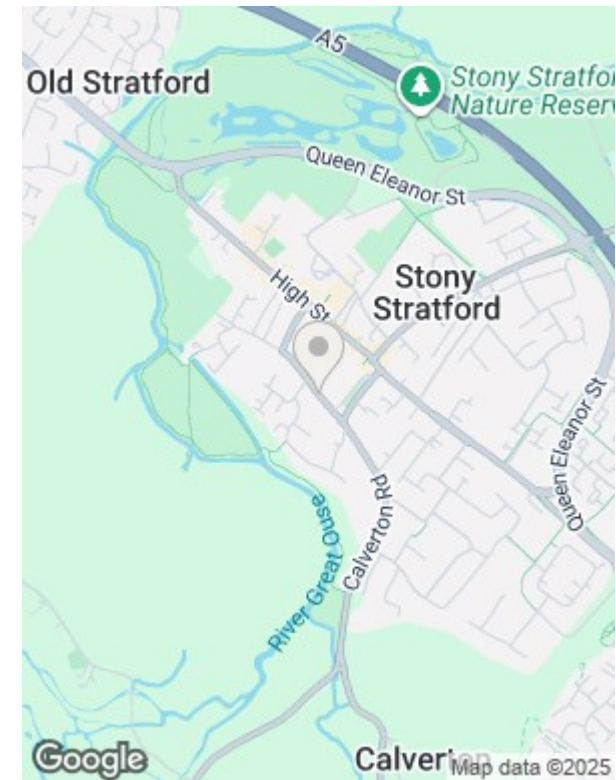
## First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or

efficiency can be given.

Plan produced using PlanUp.



### Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

📞 01908 561010

✉️ stony@carters.co.uk

🖱️ carters.co.uk

🗨️ 59 High Street, Stony Stratford, MK11 1AY



| Energy Efficiency Rating                    |         |             |
|---------------------------------------------|---------|-------------|
|                                             | Current | Potential   |
| Very energy efficient - lower running costs |         |             |
| (92 plus) <b>A</b>                          |         | <b>94</b>   |
| (81-91) <b>B</b>                            |         |             |
| (69-80) <b>C</b>                            |         | <b>42</b>   |
| (55-68) <b>D</b>                            |         |             |
| (39-54) <b>E</b>                            |         |             |
| (21-38) <b>F</b>                            |         | <b>1-20</b> |
| (1-20) <b>G</b>                             |         |             |
| Not energy efficient - higher running costs |         |             |
| England & Wales                             |         |             |
| EU Directive 2002/91/EC                     |         |             |

