18 Water Lane

Sherington MK16 9NR

FINE & COUNTRY

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A charming and practical home absolutely immersed in character whilst being located on the fringe of the village. Ideal for country walks yet close to Milton Keynes and convenient for M1 and rail and coach travel to London.
The property is situated down a quiet lane at the edge of the village and is constructed of stone beneath a tile roof. This cottage has a distinguished and attractive facade featuring "Gothic" style leaded light windows. Standing elevated from the roadside the property has been tastefully extended lending itself to versatile family living.

The accommodation comprises: Entrance hall, Lounge area, Dining area, family room, Kitchen, ground floor bathroom, Three bedrooms, shower room, Gas central heating and a large "L" shaped plot with open aspects beyond.
To the front there is off road parking for several vehicles.

Property walk through

Situated down a quiet lane at the edge of the village and constructed of stone beneath a tile roof, this cottage has an attractive facade featuring "Gothic" style leaded light windows. Standing elevated from the roadside the property has been tastefully extended lending itself to versatile family living. There are three reception areas comprising of a lounge and dining area and also a spacious family room. The lounge and dining areas have open fireplaces, one accommodating a wood burning stove. This area opens to the family room which is ideal for get togethers and entertaining. The well designed kitchen, with a door to the side of the property provides a built in oven, microwave, four ring gas hob, integrated fridge/freezer, dishwasher and washing machine. A Butler sink and discreetly located waste cabinet and central heating boiler are also available. The family room stands to the rear of the property with a door to the garden. Velux rooflights and a leaded light window allow an excellent flow of natural light to this welcoming room. The bright landing gives access to the three bedrooms all with natural wood flooring and a spacious shower room which has a high flush WC, washbasin in vanity surround and fully tiled shower cubicle. The main bedroom enjoys views over open countryside to the rear. The additional two bedrooms have feature cast iron fireplaces.

Outside

The property being elevated from the roadside has a slight incline to the gravel driveway which is designed to create a turning area at the top. The driveway skirts an area of lawn sheltered behind hedging and shrubbery located to the front boundary.

Gated side access leads to a very generous area of garden to the rear. Forming an "L" shape, the garden has a sizeable area of lawn, a paved and generously proportioned seating and entertaining section. Further, there is a gravel courtyard section at a lower level bounded by a brick wall. A small shed and a larger useful outbuilding with double doors are included in the sale. External lighting is arranged around the property.

Disclaimer

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Notice to purchasers

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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.

Approximate Gross Internal Area
Ground Floor = 58.9 sq m / 634 sq ft
First Floor = 41.7 sq m / 449 sq ft
Total = 100.6 sq m / 1,083 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.
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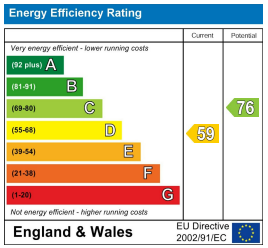

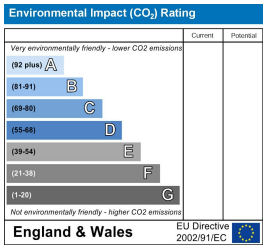

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