



# The Orchard Barn

Ravenstone, Olney MK46 5AU

FINE & COUNTRY

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"The Orchard" forms part of a small complex of only three individual stone built dwellings whilst it enjoys a wrap around garden and countryside views. Standing on the site of the former Yew Tree Farm this single storey home combines an outstanding design and specification with sympathy to the locations origins as a working farm. The Orchard combines a superb location with a superior quality specification, without question providing the best of both worlds for the discerning purchaser.

The accommodation comprises; Entrance hall, Cloakroom, Sitting room with built in bar area, Kitchen/dining room, Utility room, Four bedrooms, two having state of the art en suite facilities and a Family bathroom. The heating is by LPG, all windows are double glazed and electric gates secure the entrance.

## Property walk through

The main entrance door opens into a generous entrance hall with a vaulted ceiling and doors off the principal rooms. Vaulted ceilings feature throughout the property creating an ambience of space and comfort. Within the entrance hall there is a glass fronted fireplace, such a welcoming feature on a cold day. Also in this area is a cloakroom. The floorcoverings to this area and throughout the property are supplied by Porcelanosa, a worldwide leader in unique cutting edge materials. This exemplary standard features throughout this exceptional home in other materials such as the oak faced internal doors all fitted with brushed stainless steel door furniture and Porcelanosa sanitary ware and wall tiling. The vast array of kitchen work surface space is a supreme Quartz finish, integrated appliances to this area include an electric oven with extractor, four ring induction hob, fridge, freezer and dishwasher. The entrance hall is central to the property, diverging to the left is the main sitting room. A glass fronted fireplace is also found in this room which has exposed timbers to the ceiling. A door opens from this room into the garden. To one end of the sitting room is a fitted bar area with wine racks, a wine fridge and a chiller cabinet for cold drinks. Beyond this area are three bedrooms including the Master Bedroom with its state of the art en suite bath and shower space open to the bedroom with an enclosed WC nearby. There is also a superbly equipped family bathroom located off the hallway. The other wing off the property features the classic kitchen and dining areas ideal for entertaining and family gatherings. This area displays more exposed ceiling timbers and has double doors to the garden. Adjacent is the utility room. Step down to a fourth bedroom with another refined and contemporary en suite facility comprising of both a bath and a shower, twin wash basins and WC.





## External description

Turn into the quiet ,mainly single track lane, from the heart of the village leading to nearby Stoke Goldington and on the right hand side stands the impressive Yew Tree Farm complex developed by the highly regarded local building company, Abbeymill Homes. Approach "The Orchard" and await the opening of the electronic 5 bar gates giving access to an extensive driveway of block pavious which provide sufficient space for turning and accommodate parking for several vehicles. An EV point is located adjacent.. The block pavious are continuous as they then form a footpath bounded by yew hedging approaching the main entrance door. A south facing patio extends to the front of the property immediately outside the kitchen being ideal for al fresco dining. A substantial are of lawn is visible to the front and side of the property enclosed within stone walling with a young beech hedge planted along its boundary. The garden wraps itself around the property with a large expanse to the rear abutting open countryside. External access is available via a five bar gate. A sizeable garden shed with a pitched roof stands just within the post and rail boundary at the rear.

## 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

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 undertake 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



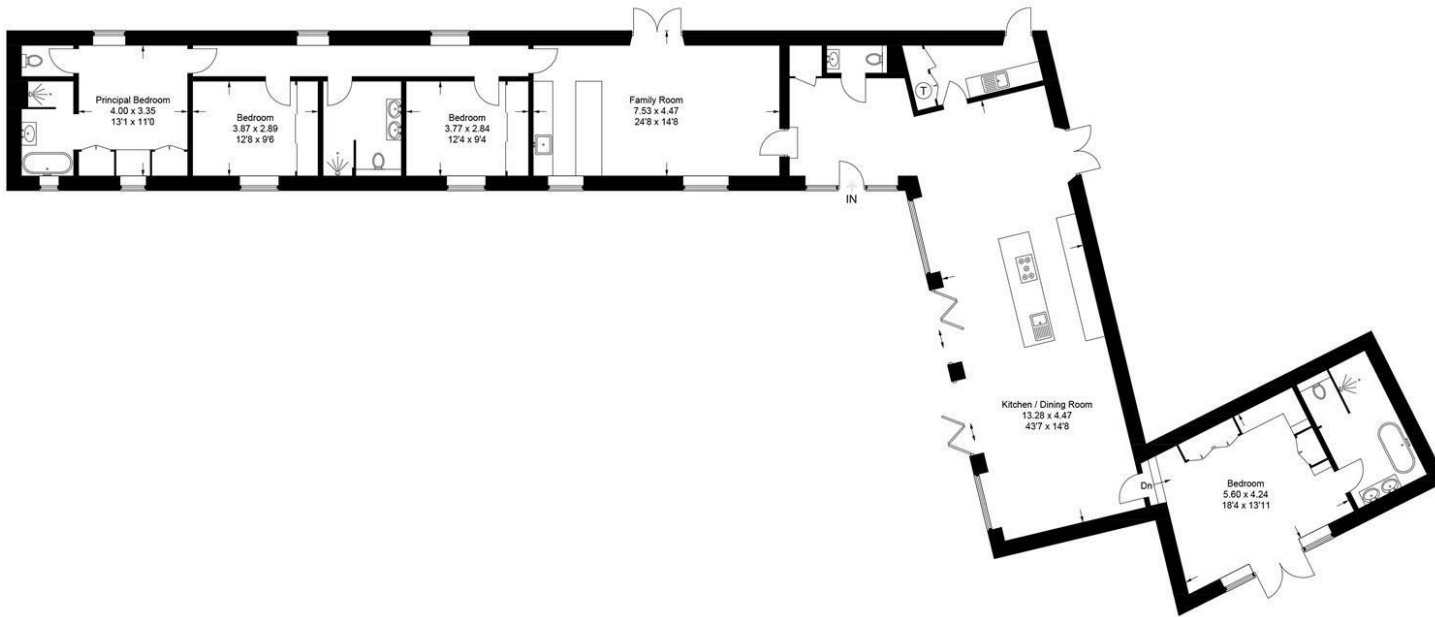
and solicitor recommendations, for which we may receive a referral fee, typically between £0 and £200.







Approximate Gross Internal Area = 213.9 sq m / 2,302 sq ft



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			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>			(29-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <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
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	75	<b>England &amp; Wales</b>
		84	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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