



Church Street, Stony Stratford, MK11 1BD

22 Church Street  
Stony Stratford  
Buckinghamshire  
MK11 1BD

£695,000

**A beautifully presented and deceptively spacious townhouse with 4 reception rooms, 4 bedrooms, and 2 bathrooms, located within the conservation area just off the High Street.**

The property has had a number of recent improvements to include a new kitchen, new bathroom and flooring. The well presented accommodation is set over three floors comprising; an entrance hall, 4 reception rooms to include a living room, sitting room, dining room and breakfast room as well as a lovely refitted kitchen and utility/cloakroom. On the first floor there are 3 bedrooms to include a large master bedroom with a large en-suite bathroom and an additional new shower room with separate cloakroom. On the second floor another double bedroom. The property has an attractive and private courtyard garden.

The current owners have carried out many improvements during their ownership making for the beautiful home on offer today. The property is conveniently located just a few footsteps from the High Street, opposite the library, and a short walk to the doctor surgery and some picturesque riverside meadows of the River Ouse.

A fabulous home which must be seen.

- Town Centre Property
- 4 Reception Rooms
- 4 Bedrooms
- 2 Bathrooms
- 2 Cloakrooms
- Lovely Recently Fitted Kitchen with AGA
- Private Courtyard Garden





### Ground Floor

An entrance hall luxury vinyl flooring which runs through the whole ground floor. Storage cupboard and a door to the in the inner hall which has stairs to the first floor, open to the sitting room, kitchen and door to the living room.

The living room, located to the front, is a large L-shaped room with a Victorian style fireplace with cast-iron surround and tiled inserts. Bay window to the front.

The sitting has a second door to the living room, and an open door way to the dining room.

A dining room, located to the rear, has double bi-fold doors opening to the rear garden. French doors open to the breakfast room.

The breakfast room has triple bi-fold doors opening to the garden, open doorway from the kitchen and a door to the utility/ cloakroom.

A utility/ cloakroom refitted unit and Quartz work. Space for washing machine. The cloakroom with a W.C. and wash basin. Window to the rear.

The kitchen has been refitted in recent times with an extensive range of units to floor and wall levels with Quartz worktops. A large gas fired Aga has been refurbished - it has 4 ovens, 2 hot plates and a 4 ring gas hob which can be isolated and used independently (ideal for summer use). Integrated microwave and wine cooler. Larder cupboard. Attractive feature arch window to the sitting room.

### First Floor

The first floor landing has a skylight window, a large airing cupboard and doors to all rooms.

Bedroom 1 is a large double bedroom located to the front with a bay window, a range of wardrobes spanning one wall and French doors opening to the large en-suite bathroom. The bathroom has a four piece suite comprising W.C, wash basin, freestanding roll top bath with mixer tap shower and a separate shower cubicle. Window to the front.

Bedroom 2 is a double bedroom with a window to the rear.

Bedroom 3 has two windows to the rear and a built in wardrobe.

A family shower room has a new suite fitted in recent times double sized shower over and wash basin .Tiled floor and walls and a skylight window.

A separate cloakroom has a new suite in recent times with a W.C. and wash basin. Tiled floor and walls and a skylight window.

### Second Floor

A door off the landing leads to stairs rising into bedroom 4, a double bedroom with a vaulted roof line, a dormer window to the front, skylight window to the rear and fitted wardrobes. There is some restricted headroom and eaves storage cupboards spanning the length of the room.

### Outside

A fully enclosed and private courtyard garden measures approximately 22ft x 27ft (8.6m x 8.15m), has natural stone paving, raised beds, a palm tree and is enclosed by combination of brick and stone walls and fencing.

### Parking

Resident parking permits are available, for a small annual fee, allowing all day parking in adjacent parking spaces on Church Street, and further plentiful parking can be found on Market Square which is immediately opposite the property.

### Heating

The property has gas to radiator central heating.

### Cost/ Charges/ Material Information

Tenure: Freehold

Local Authority: Milton Keynes Council

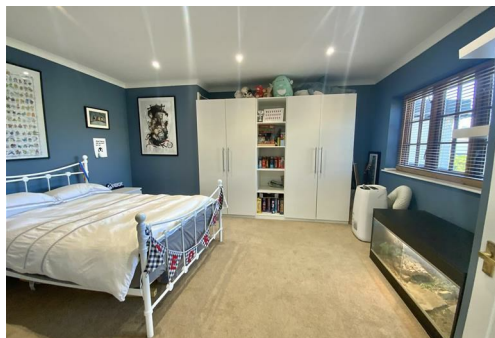
Council Tax Band: E

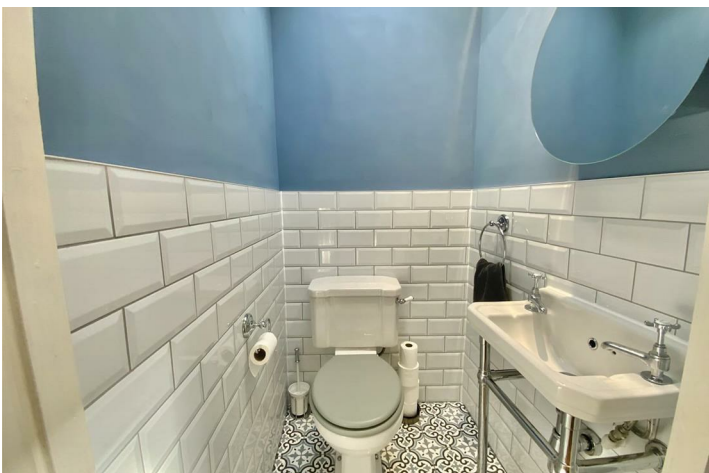
### Location - Stony Stratford

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.

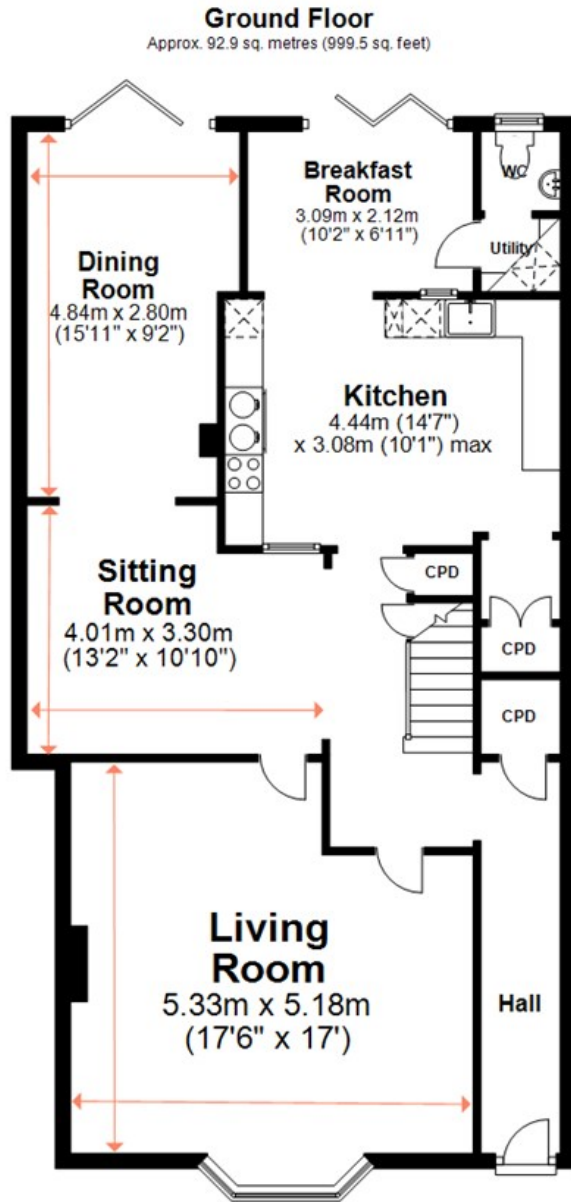
### Disclaimer

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.

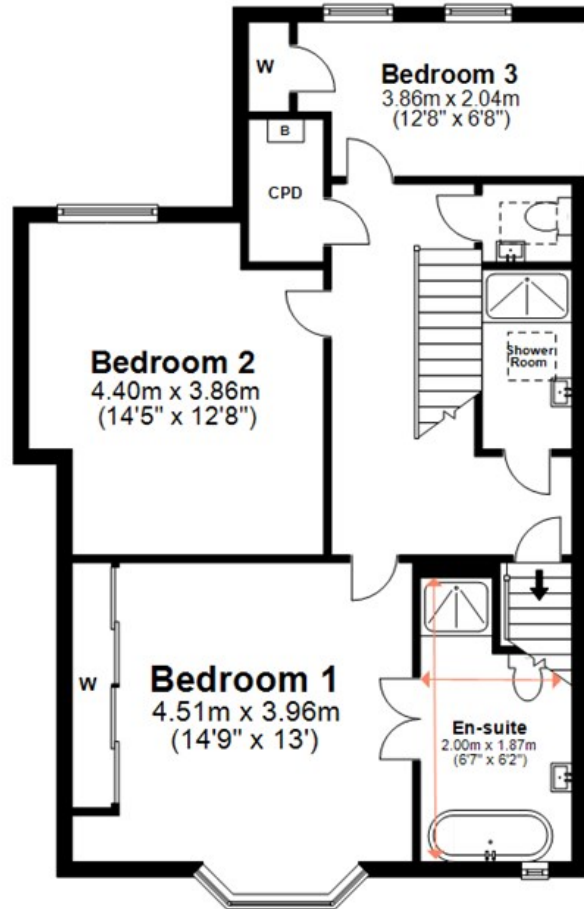




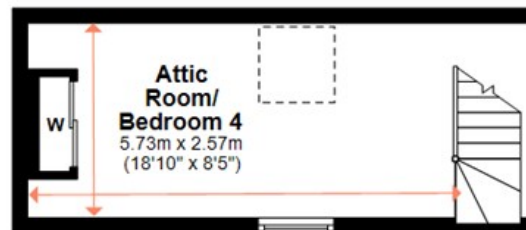




**First Floor**  
Approx. 69.7 sq. metres (750.2 sq. feet)



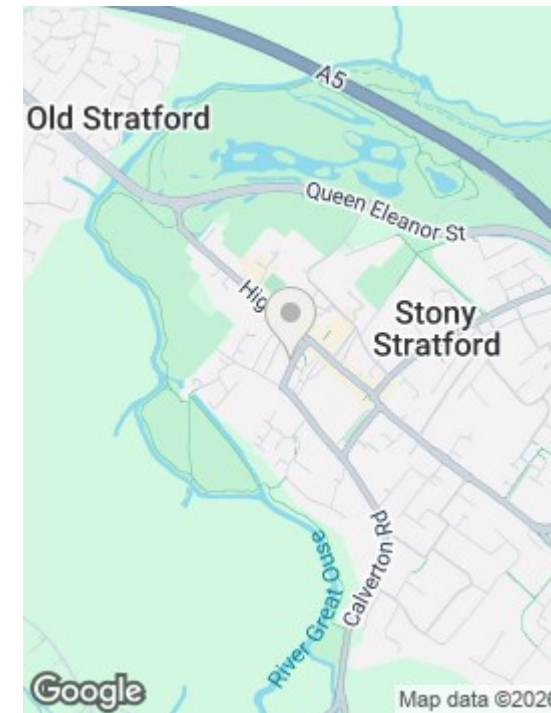
**Second Floor**  
Approx. 17.0 sq. metres (183.3 sq. feet)



Total area: approx. 179.6 sq. metres (1933.0 sq. feet)

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 Fine & Country.  
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- 01908 713253
- miltonkeynes@fineandcountry.com
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59 High Street, Stony Stratford  
Milton Keynes MK11 1AY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		58	78
		EU Directive 2002/91/EC	

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