



## Ram Cottage, 5 Ram Alley

Stoke Goldington MK16 8NT

FINE & COUNTRY

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A rather unique Grade II Listed property, part thatched (recently completely redone) and part slate roof. Reputedly one of the oldest properties in the village, it is unquestionably quaint and quirky with extended areas blending seamlessly into what was the original dwelling. These thoughtful and carefully planned additions have taken place since occupation by our sellers some 25 years ago.

Historically it is assumed that it was an estate workers cottage built adjacent to an orchard of which only one apple tree remains. An internal inspection of this very interesting home is highly recommended. The accommodation comprises: Entrance lobby, Cloakroom, Sitting room, Dining Room, Study, Kitchen, Utility room, 3 bedrooms, Occasional bedroom in the loft, Two bathrooms, Oil fired central heating, Off road parking, Two garden areas, one which has a lawn and a parterre with a central seating area and the other, a very sheltered and secluded spot, almost a secret garden, with a hard landscaped patio area to sit and enjoy the views across the adjoining countryside.

## Property walk through

A solid wooden door opens to an entrance lobby with tiled flooring and a cloakroom adjacent to a built in storage cupboard. Off to the right is the sitting room having a vaulted ceiling and attractive open fireplace over a tiled hearth. To the front elevation of the sitting room is a small pane bay window with two additional windows to the side. Retracing our steps, we move towards the kitchen and utility room. The beamed kitchen has a good range of cupboard units at floor and high levels and a sink unit strategically placed to take in the countryside views from the window on the rear elevation. Alongside is a utility area also with a sink unit and plumbing for a washing machine. Nearby is an extensively tiled shower room with WC and washbasin. A small lobby leads to the dining room bathed in natural light from the double aspect windows whilst being steeped in character with a stone fireplace and beamed ceiling. Off the dining room is a very cosy and comfortable study with exposed stonework to the walls and an open fireplace. Working from home? How lovely to imagine the contentment it would bring to have a fire burning away in the hearth on a bleak winters day. Beyond the study there are two double bedrooms completing the ground floor accommodation both having views over open countryside.

A staircase rises from the dining room to a first floor landing and access to the Master bedroom. This is a generously proportioned room with exposed timbers to the walls and ceiling. A useful cabinet is built in to one wall with a good range of cupboards and drawer units. Opposite, on the landing, is a full bathroom suite with a panelled bath, WC and wash basin in vanity surround. Also provided is a ladder radiator, fitted wall cabinet, mirror and lighting. From the landing a relatively short open plan stair gives access to an attic room with natural light. This could be used as an occasional bedroom, hobby room, children's playroom etc. Its use is entirely flexible.

Externally, a five bar gate set within stone walling opens to a gravel driveway allowing parking for several vehicles. A pedestrian gate is located alongside. The wrap around garden is secluded by mature trees and hedging. The principle area of garden is lawned with an attractive parterre, planting in raised beds formed by sleepers, neatly enclosing a paved seating and alfresco dining area. At the other end of the property is an almost secret garden, fully paved, totally private and enjoying close proximity to the open countryside behind. Direct access is available from the house to this hard landscaped area of garden.

## Disclaimer

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## Important notice to purchaser





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Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof need to 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 = 116.8 sq m / 1,257 sq ft  
 First Floor = 25.8 sq m / 278 sq ft  
 Second Floor = 10.2 sq m / 110 sq ft  
 Total = 152.8 sq m / 1,645 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		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>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(35-48) <b>D</b>		
(39-54) <b>E</b>			(29-34) <b>E</b>		
(21-38) <b>F</b>			(13-28) <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		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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