



A stunning Five bedroom stone built barn conversion with a walled garden and five bay open fronted garaging, with a large storage area above, which may offer scope for a variety of uses subject to planning. Set in a tranquil location and enjoying views over open farmland, whilst being accessible to major commuter links.

The Old Granary is approached from a gated and sweeping gravel driveway, converted from an original stone barn in 1995. This semi-detached property has been transformed into an impressive family home enjoying far reaching countryside views.

Seller's Insight

"We found The Old Granary thirty years ago when it was just a messy building site down a quiet single-track road between the villages of Finmere and Water Stratford. The main structure was in place, but doors and windows, and the staircase were not yet in place, so we had to climb an outside ladder to get an idea of how the finished article would look. The developer was very accommodating and was happy for us to have some input into the room layouts and details of the kitchen and bathrooms.

We were so enthusiastic about the idea of living in a barn conversion in the countryside, but not far from local market towns and the M1 and M40 which allowed us easy access to venues for our hobby of dog-showing, that we returned for a second visit a couple of days later and put in an offer there and then.

Over the years, we updated and improved the kitchen and first-floor bathrooms and developed the garden areas. We have thoroughly enjoyed living in this beautiful and spacious old building and will be sorry to leave. "

The property offers a fantastic opportunity for modern family living, with three large reception rooms it offers the flexibility for formal dining in the large dining room, which is just off the kitchen, entertaining with friends and family in the stunning sitting room and cosy evenings in the family

room for both teenagers and adults alike.

The kitchen/breakfast room is fitted with a generous number of floor and eye-level units and integrated appliances all complemented by tiled flooring. It is a light and spacious room enjoying views over the walled garden and could easily be described as the heart of this lovely family home. The utility room is practical and leads off the rear lobby, where there is also access to the rear garden.

The current owners have used the ground floor bedroom for guest accommodation because it not only has it's own en-suite, but also a door leading directly out to the rear garden, making it quite self-contained.

To the first floor there are three large double bedrooms and a smaller double, currently being used as a study, all boasting vaulted ceilings and original beams. The master is a particular wow with a large dressing area and en-suite shower room.

Outside the property, the rear garden is completely secure, enclosed by part of the original wall, it offers the perfect space for AL-fresco dining and relaxing on long summer evenings.

To the front, the property is accessed by a pair of five-bar wooden gates, a gravel driveway with lawn to either side leads to the open bay garages, an asset to any potential buyer who has several vehicles.

The large storage area over the garage has original timbers and lots of character. it has been used as storage, but could offer the flexibility for a number of uses, subject to planning.

Location – Nearby Water Stratford is a beautiful village located around three miles West of Buckingham .

Nearby Finmere benefits from a church England school, a pop-up pub, a 14th-century church, a village hall which hosts several activities, and a recreational ground, home to cricket and football clubs.

The historic market town of Buckingham is about four and half miles away and has a good selection of shops, pubs, restaurants, a leisure centre, and schooling, including the renowned Royal Latin Grammar School and a number of primary and secondary schools.

For more extensive shopping and leisure facilities, Milton Keynes and Banbury are within easy access too. There are a variety of local independent schools in the area, including Stowe School, Thornton College, and Akeley Wood School.

For those who commute, there are trains to London Marylebone from Bicester North and Bicester Village Station, and to London Euston from Milton Keynes.

There are easily accessible main road connections to the M1 and M40 motorways. M40 J9 Approx. 13 miles away.





Accommodation comprises:

Ground Floor - Kitchen/breakfast room, Sitting room, Dining room, Family room, Utility room, W.C, Hallway, 5th Bedroom

First Floor - 4 Double bedrooms, the master with en-suite, family bathroom.

Outside - 5 Bay open garaging with large storage area above with power and lighting
Secluded walled garden to the rear and large driveway to the front.

Freehold Property
Stone-Built/Tiled Roof
Semi-Detached
Curtelige Listed
Part - Shared Driveway

Local Authority -
Council Tax Band - G

Services:
Mains Electric - SSE
Mains Water - Anglian
Septic Tank
Oil Fired Central Heating
Broadband - BT Please Check With Ofcom
Mobie Phone - Please Check With Ofcom

* Please note that some of the photographs are from a previous listing and may not be up to date. There has been work carried out on the driveway at the front to improve drainage to take water away from the property, please ask the agent for further details *

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QUADRANT VILLAGE HOMES







FIRST FLOOR



GROUND FLOOR

The Old Granary, MK18 4AT

Ground Floor Area 1981 Sq.ft / 184 sq.m

First Floor Area 2088 Sq.ft / 194 sq.m

Open Bay Garaging 1076 Sq.ft / 100 sq.m



Total Approx. Floor Area (Excluding Carport) 378 Sq.ft / 4069 sq.m

Total Approx. Floor Area (Including Open Bay Garaging) 5167 Sq.ft / 480 sq.m

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		
53 68		
England & Wales		EU Directive 2002/91/EC

