



Old Stable Yard, Old Stratford, MK19 6EZ



**2 Old Stable Yard
Old Stratford
Northamptonshire
MK19 6EZ**

Offers Over £600,000

A spacious 4 bedroom detached family house in a sought after location just a short walk from Stony Stratford High Street and nature reserve.

The property has accommodation set on two floors comprising; a hall, living room, dining room, study, kitchen/breakfast room, utility room and cloakroom. On the first floor there are 4 bedrooms (3 with fitted wardrobes) to include the large master bedroom with an en-suite shower room. Family bathroom and a spacious landing. Outside the property has gardens to the front, side and rear, a double garage and parking.

Stable Yard is a small development of just four homes in a cul-de-sac located, built in 2002, on the edge of the sought after Oxford Park Drive development, and are the closest housing in Old Stratford to Stony Stratford High Street - which is a short walk away.

- Detached House
- 4 Good Size Bedrooms
- 3 Reception Rooms
- Master Bedroom with En-suite
- Kitchen/ Breakfast Room
- Utility and Cloak Rooms
- Double Garage
- Exclusive Cul-De-Sac of Just 4 Homes
- Short Walk to Stony Stratford High Street
- NO ONWARD CHAIN





Ground Floor

The front door opens to a spacious, central entrance hall with an attractive staircase to the first floor, gallery landing above and doors to all rooms.

A cloakroom has a W.C, wash basin and a window to the rear.

The living room is a dual aspect room with window to the front and patio doors to the rear. Feature fireplace with a gas coal affect fire and a marble surround.

French doors, open to the dining room, located to the front.

A study is located to the rear overlooking the rear garden.

The kitchen/breakfast room has an extensive range of units to floor and wall levels with worktops and a 1 1/2 bowl sink unit. Integrated appliances include a double oven, gas hob with extractor hood and fridge. Space for a washing machine. Tiled floor, windows to the side and rear, gas central heating boiler and an open door way to the utility room which has a floor unit, worktop, sink and space for a fridge/ freezer and washing machine. Door to the side.

First Floor

A spacious landing has a window to the front, access to the loft and doors to all rooms.

Bedroom 1 is a large double bedroom with windows to the rear and side, two double and one single fitted wardrobes and an en-suite shower room. The en-suite has a W.C, wash basin and shower cubicle, window to the side.

Bedroom 2 is a double bedroom located to the rear with two built in wardrobes

Bedroom 3 is a double bedroom located to the front with two built-in wardrobes

Bedroom 4 is located to the front.

The family bathroom has a white suite comprising W.C, wash basin and bath with mixer tap shower over. Window to the rear and part tiled walls.

Outside

The front garden is bordered by a hedge with a path to the front door, landscaping, and this extends to the side

of the property.

The rear garden has a paved patio, and the remainder is laid to lawn with a raised timber deck. The gardens are enclosed by a combination of fencing and brick and stone walls. Side gated access.

Double Garage

Brick built double garage located to the side of the property with two up and over doors and a pitched tiled roof offering loft storage. Block paved parking in front of the garage.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: F

Location - Old Stratford

Old Stratford is a village located to the very north eastern corner of Milton Keynes on the Buckinghamshire/ Northamptonshire border. It has a local pub, grocery shop, restaurant, takeaway, and junior school. It is within a comfortable walk (approximately 1/2 mile) of Stony Stratford or a slightly longer but picturesque riverside walk. Stony Stratford is an attractive and historic coaching town referred to as the Jewel of Milton Keynes. Bordered to most sides by attractive countryside and parkland, and nature reserves the town offers 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.

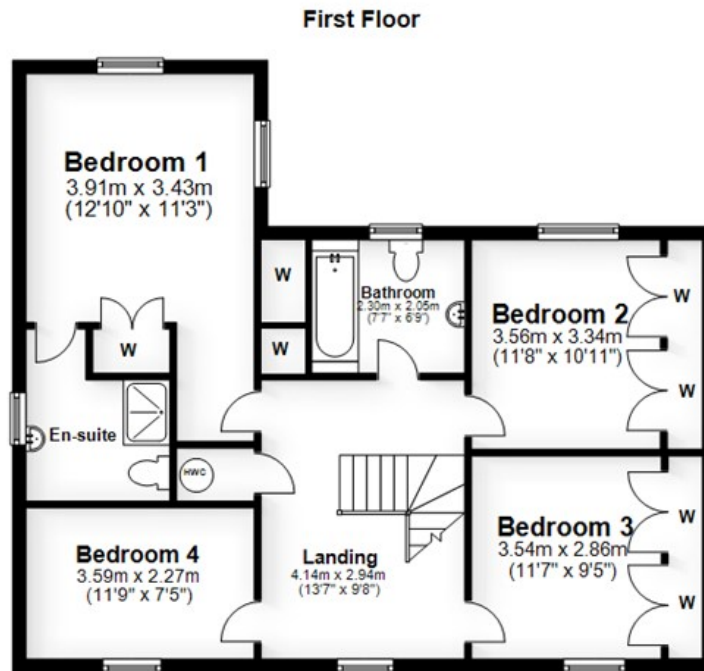
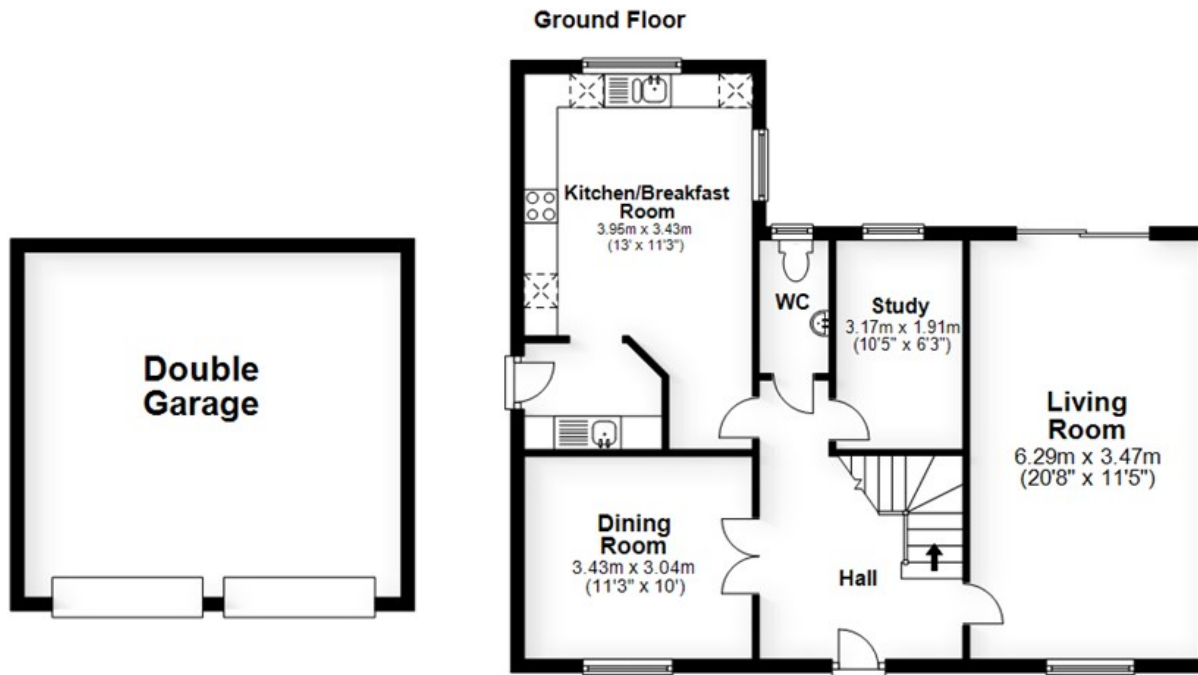
Disclaimer

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.

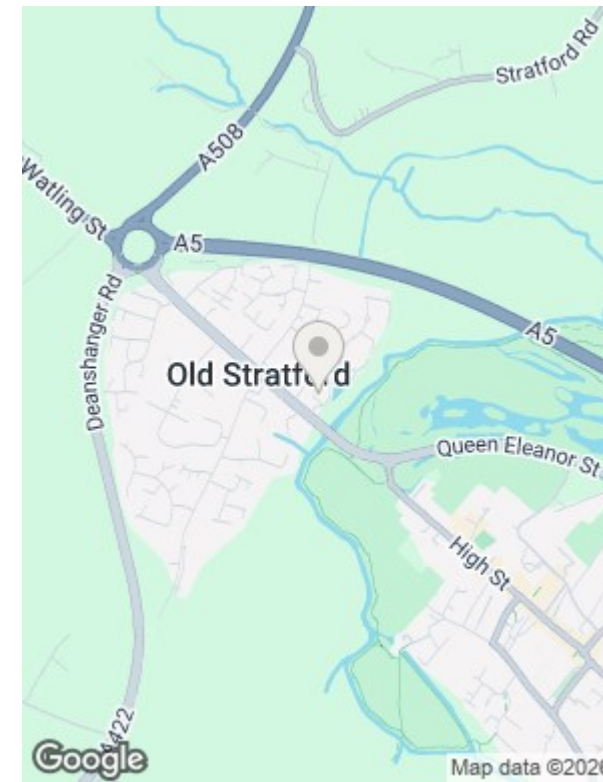








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square areas shows all areas of accommodation shown 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 Carters.
We are open 7 days a week for your convenience

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- stony@carters.co.uk
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- 59 High Street, Stony Stratford, 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			
		66	79
England & Wales		EU Directive 2002/91/EC	

