High Street

, Olney, MK46 4EF

FINE & COUNTRY

129 High Street

Olney MK46 4EF

A beautiful three bedroom house with well proportioned rooms forming a flexible and practical layout. The accommodation is stylishly presented and provides a great entertaining space with a pretty and mature town house garden to the rear. The property has been finished to the highest order with many unique touches helping create a home which is exceptional in its design and distinctive in its presentation. Custom built secondary glazing is arranged around the property increasing the energy efficiency and reducing any potential noise.

The ground floor accommodation comprises: Entrance lobby, Open plan Lounge/dining and bespoke kitchen with open access to a raised ante room enabling increased kitchen storage and preparation space, On the first floor there are two bedrooms and a family bathroom with a second floor providing a particularly spacious double bedroom with en suite shower room.
The garden to the rear is a delight and being west facing attracts a great deal of sunshine.

About the property
Located in the historic Olney High Street this impressive stone built property has a date stone of 1895 mounted over an arched doorway. Over the solid wooden entrance door there is a notable and decorative half moon shaped window in stained glass. Opening the door we find a small lobby from where the staircase rises to the first floor and a door to the right opens to the principal reception area. The combined sitting, dining and kitchen areas are open plan to each other with a sash window to the front, having secondary glazing with hand crafted shuttering. Elaborate cornice work is apparent around the ceiling with centrally located extremely decorative ceiling roses. The flooring throughout is in hard wearing wood. The sitting area seamlessly flows into a dining space which has recessed lighting to the ceiling directly overhead. Carry on into the kitchen which has a delightful lantern roof shedding light all around and glazed bi-fold doors which open fully to the garden. Various cupboards and shelving units are conveniently arranged within the kitchen which has a butler sink and a housing for a large range style oven. The seller is prepared to negotiate separately for the existing, top of the range, "Fisher and Paykel" cooker, the fridge freezer and the chopping block. Steps up to a small room adjacent which is open to the kitchen and offers further shelving and cupboard units with good work and preparation surfaces. Plumbing is installed to this area for a washing machine. Flooring here is in Quarry tile.

The first floor has a good size double bedroom with

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wardrobes fitted to the recess. a window to the front is secondary glazed with bespoke shuttering. The second bedroom has an unused ornamental cast iron fireplace, wardrobe and replacement double glazed window.
The bathroom, behind a patterned door of obscure glazing has a "slipper style" plunge bath with overhead shower, WC and wash basin. Wood panelling is fitted to the walls and the flooring here is also wood. A heated towel rail is wall mounted and there are electrical points for wall lighting.
A staircase rises to the second floor which has one generously proportioned double bedroom with its own en suite shower room,

Outside
Immediately to the right hand side at the front of the property there is a secure lockable gate behind which is a footpath leading to the rear garden. This leads to a further gateway which when opened leads to our property and allows right of access to one adjoining property. It would be a simple task to enclose our garden from view to maintain privacy and seclusion if it were felt necessary. The gardens have been beautifully landscaped yet are quite low maintenance in what is a haven of peace and tranquillity. They also enjoy a sun drenched westerly aspect whilst offering a variety of seating areas and external dining areas. Prominent within the garden are an imaginative variety of flowers shrubs, bushes, and plants all enclosed within timber panel fencing. There is also a decking area and a shallow pond with water feature.
Considerable thought has gone into the design of this garden with exterior lighting and a meandering footpath leading to the rear boundary where there is an outbuilding with power and light connected and a velux window. This outbuilding is currently used as a gymnasium and can also be used as a home office. Because of its configuration, the garden provides both shade and sun and has been a source of great enjoyment to the present owner.

Approximate Gross Internal Area
Ground Floor = 41.0 sq m / 441 sq ft
First Floor = 37.5 sq m / 404 sq ft
Second Floor = 19.1 sq m / 205 sq ft
Total = 97.6 sq m / 1,050 sq ft

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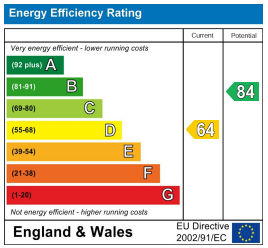

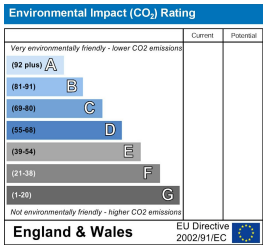

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