

Towcester Road, Old Stratford, MK19 6AQ

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2 Towcester Road
Old Stratford
Old Stratford
Northamptonshire
MK19 6AQ



£675,000

We are delighted to offer for sale this stone built, five bedroom, Grade II listed Georgian end terrace home situated in Old Stratford. The property offers generous living accommodation of approximately 2,699 SQ FT, and is believed to date back to the mid eighteenth century.

The current owners have made many improvements to the property including creating a spacious vaulted ceiling sitting room to the ground floor which opens out onto one of the two outside garden spaces. The accommodation in full comprises, ground floor cloakroom, sitting room, dining room, kitchen/breakfast room, and utility to the ground floor. The first floor has three bedrooms, including the principal bedroom with both an en-suite and dressing room. A large four piece family bathroom is also located on the this level. Two further double bedrooms are located on the second floor. To the exterior, there is a block paved driveway located to the side of the property which gives access down to a side courtyard garden. and further access to one of Old Stratford's original canal tunnels which offers potential and additional storage.
The current owners have made major improvements and we recommend an early internal appointment.

- 5 BEDROOM GEORGIAN END TERRACE HOME
- STONE BUILT
- GRADE II LISTED
- VAULTED CEILING SITTING ROOM
- LARGE DINING ROOM
- KITCHEN/BREAKFAST ROOM & UTILITY ROOM
- PRINCIPAL BEDROOM WITH DRESSING ROOM & EN-SUITE
- DRIVEWAY PARKING & TWO OUTSIDE GARDEN AREAS
- NO ONWARD CHAIN

















Ground Floor
The property is entered below street level via a solid front door into the kitchen/breakfast room. Which has a range of units to wall and base levels with worksurfaces over. Central island incorporating an electric range cooker with a gas hob. Fitted electric oven. Integrated dishwasher. Plumbing for washing machine. Cupboard housing the gas central heating boiler. Two windows with fitted shutters to the front aspect. LTV flooring. Exposed beams to the ceiling. Feature media wall. Staircase rising to the first floor split level landing. Steps lead down into the inner hallway which gives access to the dining room. Door to utility room and door to the cloakroom with a suite comprising low level w.c., and a wash hand basin set into a vanity unit. LTV flooring. Exposed stonework. Door to a storage cupboard. The utility room has a fitted worksurface with space for three appliances under. A part glazed door leads to the side courtyard garden. The dining room has a window to the side aspect overlooking the courtyard garden. Exposed stone walls. Further window to the side aspect. LTV flooring. Walk into the sitting room which is a stunning room with a vaulted ceiling and exposed timbers. Two sets of double French doors lead out to the rear garden. Central fireplace with a fitted wood burner. LTV flooring.

First Floor Landing
Split level landing with exposed stonework, window to the side aspect, and a fitted dresser. Access to bedrooms two, three and the family bathroom. A door leads into the principal bedroom which has an A frame vaulted ceiling with a Velux window. Walk into the dressing room which has a range of fitted wardrobes and cupboards. and a Velux window in the roof space. A door leads to the en-suite comprising low level w.c., his and hers wash hand basins set in a vanity cupboard, and a walk-in double shower cubicle. The en-suite is fully tiled and has a heated towel rail and LTV heated flooring. The second bedroom has an A frame part vaulted ceiling and two windows to the side aspect. Bedroom three has a window to the front aspect with fitted shutters. The spacious family bathroom has a suite comprising low level w.c., a roll-top, free-standing bath with a hand-held shower mixer tap, his and hers wash hand basins, and a shower cubicle. Two fitted cupboard. LTV flooring. Heated towel rail. Window with fitted shutters to the first aspect.

Second Floor Landing
Window on a half landing to the rear aspect. Access to the loft. Bedrooms four and five are of double size and windows with fitted shutters to the front aspect.

Exterior
A block paved driveway to the side of the property offers off-road parking. A gate leads to steps leading down to a low maintenance courtyard garden. Fully enclosed. Timber deck area. Further gravel seating area. Artificial grass. Built-in BBQ. A stone and plaster archway leads to one of Old Stratford's original canal tunnels which offers an undercover storage area. The private rear garden is not overlooked and has artificial grass and flower and shrub borders. The rear boundary has a bespoke, covered seating area with a pitched roof. Exterior courtesy lighting

Cost/ Charges/ Property Information
Tenure: Freehold.
Local Authority: West Northants Council.
Council Tax Band: Band E.
EPC Exempt as Grade II Listed.

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.

Note for Purchasers
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Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will 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

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.













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Approximate Gross Internal Area
Ground Floor = 130.3 sq m / 1,402 sq ft
First Floor = 85.4 sq m / 919 sq ft
Second Floor = 35.1 sq m / 378 sq ft
Total = 250.8 sq m / 2,699 sq ft
(Excluding Tunnel)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Viewing Arrangements

By appointment only via Fine & Country.
We are open 7 days a week for your convenience

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