Water Lane

, Sherington, MK16 9NT

FINE & COUNTRY

1 End Farm Water Lane

Sherington MK16 9NT

Located in an idyllic rural location and having half an acre of garden, this stone built barn conversion is surrounded by open countryside though in close proximity to the village amenities. The conversion works have been carried out tastefully and sympathetically to produce an exceptional home with a feeling of character and exuding a warm comforting ambience.

A distinct benefit is the availability of parking which can accommodate up to four cars immediately adjacent to the property. The accommodation comprises: Entrance hall, Cloakroom, Sitting room, Family room converted from a former garage Kitchen/dining room, Master bedroom with an en suite bathroom, Three further bedrooms, Family bathroom. The property has underfloor heating throughout and approximately half an acre of garden.

Property walk through

At the end of a country lane where farmers fields border the verges, a walled entrance opens to a brick paviour driveway where parking is available for 4 vehicles. A glazed doorway opens into a spacious hallway with exposed stonework and beams. The hallway flooring is tiled and the staircase rises from this area to the first floor. A cloakroom is accessed from the hallway, again with exposed stonework to the walls and contains a wash basin in a tile surround and WC. From the hallway double doors open to a generously proportioned sitting room with a vaulted ceiling and gaining a welcoming flow of natural light from three aspects. Exposed stonework, visible roof trusses and a wood burning stove create a rustic feel to this lovely room.

The kitchen/dining room is the ideal place for families to congregate or for entertaining friends. Extremely spacious, with a shaker style kitchen to emphasise the cottage like feel of the property. There is an excellent range of kitchen cabinets at base and high levels with a central island unit providing additional storage under beech work surfaces with pendant lighting over. The island unit is also designed for use as a breakfast bar. Housings are available for a "Range" cooker and American style fridge freezer The dining area offers more than ample space for a large table and chairs. Adjacent to the kitchen is a family room. This is a room of multiple use which can be used as a snug space to enjoy peace and quiet, children's playroom or hobby room.

On the first floor the master bedroom has fitted wardrobes and a bathroom en suite. A great delight is its' French balcony with its never ending vista over green fields and rolling countryside. There are three further bedrooms on this floor and the family bathroom. The family bathroom has a four piece suite with panelled bath, glazed shower cubicle, wash basin and WC.

do come true

External description

Located at the end of a private no through road the property has off street parking for several vehicles. Immediately adjacent to the property is a wrap around paved courtyard protected and secluded by attractive stone walling. Garden land approaching 0.5 acres is accessed over a gravelled driveway with fenced and enclosed boundaries. Power and water is fed to this area of garden.

Agents notes

Primarily Underfloor heating on the ground floor.
Oil fired boiler
Mains water and electricity
No gas available
Septic tank
Local authority Milton Keynes Council
Council tax band "F"

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get naked

Approximate Gross Internal Area
Ground Floor = 112.1 sq m / 1,207 sq ft
First Floor = 63.6 sq m / 684 sq ft
Total = 175.7 sq m / 1,891 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
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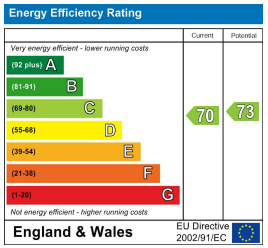

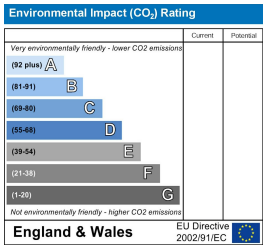

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