



**Chapel House, High Street, Newport Pagnell, MK16 8AB**

**welcome to**

## **Chapel House, High Street, Newport Pagnell**

GRADE II LISTED - This is a rare opportunity to acquire a distinctive period property in one of Newport Pagnell's most sought-after central locations. Highlights included: lounge, modern kitchen, study, en-suite to master, contemporary bathroom, garden and off-road parking.

### **Entrance Hall**

Door to the front, under floor heating and stairs to the first floor. Doors to the open-plan lounge/kitchen/diner, cloakroom and the study.

### **Cloakroom**

Wash hand basin and low-level WC.

### **Study**

Single-glazed window to the side, under floor heating and single-glazed doors leading out to the garden.

### **Lounge/Dining Area**

Single-glazed window to the rear, under floor heating and single-glazed doors leading out to the garden.

### **Kitchen Area**

Fitted with a mix of wall and base unit with marble work surface over, inset sink with mixer tap, eye-level electric oven, eye-level microwave and a gas hob with extractor fan over. Integrated dishwasher, washing machine and fridge/freezer. Central heating boiler and under floor heating. Single-glazed windows to the side and rear.

### **First Floor Landing**

Stairs from the ground floor and stairs to the second floor. Radiator and single-glazed windows to the front and side. Doors to bedrooms two and three plus the family bathroom.

### **Bedroom Two**

2 radiators and 2 single-glazed windows to the rear.

### **Bedroom Three**

Radiator single-glazed window to the side and single-glazed window to the rear.

### **Bathroom**

Partially tiled with a pedestal wash hand basin, low-level WC and a bath with a shower screen and shower over. Extractor fan and single-glazed obscured window to the front.

### **Second Floor Landing**

Stairs from the first floor and door to the bedroom.

### **Bedroom One**

Single-glazed window to the rear, loft hatch, radiator and 2 double-glazed velux style windows to the side. Door to the en-suite.

### **En-Suite**

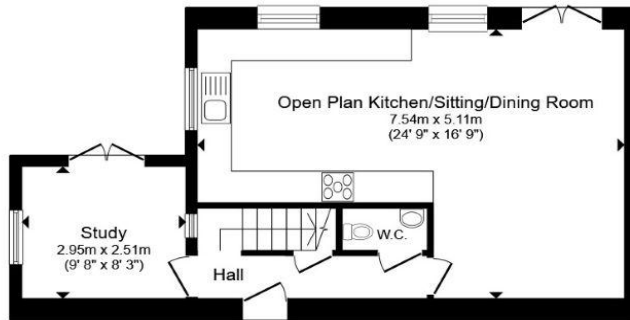
Partially tiled with 2 wash hand basins sitting on a vanity unit, low-level WC and a shower cubicle. Heated towel rail and double-glazed velux style window.

### **Outside Front Area**

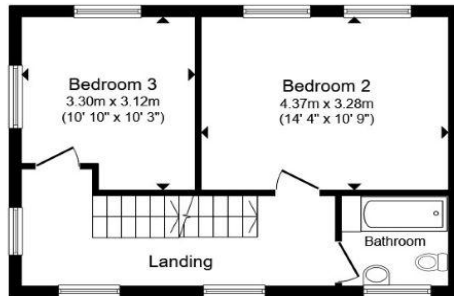
Driveway providing allocated off-road parking.

### **Rear Garden**

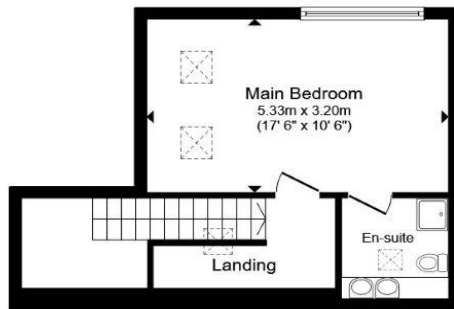
A mix of gravel, grass and patio areas with some raised beds and mature shrub borders. 2 Sheds.



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 116.2 m<sup>2</sup> (1,251 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Chapel House, High Street,**  
**Newport Pagnell**

- GRADE II LISTED
- PRIME HIGH STREET LOCATION
- THREE WELL-PROPORTIONED BEDROOMS
- ORIGINAL FEATURES
- MODERN KITCHEN

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

offers in the region of  
**£550,000**



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Property Ref:  
NPL108041 - 0006

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