



# MOUNTHILL AVENUE

Old Stratford, Northamptonshire, MK19 6AJ



DAVID COSBY  
ESTATE AGENTS



# Mounthill Avenue

Old Stratford, Northamptonshire, MK19 6AJ

Total GIA Floor Area | Approx. 91 sqm (980 sqft)



4 Bedrooms



2 Receptions



1 Bathroom

## Features

- Sought after location
- Cul-de-sac position
- Exceptionally large plot
- Dormer bungalow
- Scope for modernisation and extension
- No onward chain
- Four bedrooms
- Detached garage
- Two reception rooms
- Sun room

## Description

A rarely available, four-bedroomed semi-detached dormer bungalow located on an exceptionally large plot. Situated at the end of a quiet cul-de-sac in the South Northamptonshire village of Old Stratford, this delightful family home offers huge potential for modernisation and extension.



Old Stratford offers a practical base for commuters, with excellent road connections via the A5 and A508 to Milton Keynes and Northampton, where train journeys to London Euston take just over 50 minutes.

# The Property

## Entrance Hall

The property is accessed via a glazed entrance door with terracotta tile step and canopy. The centrally located entrance hall is neutrally decorated with carpeted floors and timber flush doors that open to the principal ground-floor rooms. To the rear of the entrance hall there is a useful airing cupboard with slatted pine shelving.

## Kitchen

Located to the rear left-hand side of the property, the kitchen is equipped with period 1970's base and wall units with melamine worktops, along with a large enamel sink with drainer and chrome pillar taps. There is space for a low-level fridge and freezer and free-standing oven with gas supply. A built-in pantry provides additional storage space and is fitted with a mixture of pine and ceramic tile shelving. To the rear of the kitchen, a frosted double-glazed door with matching sidelight opens to a delightful garden room.

## Sitting Room

The sitting room is positioned to the front right-hand side of the property and enjoys an abundance of natural light from a large five-unit window. Stained timber ranch-style stairs lead to the first-floor accommodation, and the flooring throughout is carpeted.

## Dining Room

The dining room is located to the left hand side of the property with a casement window overlooking the side garden. Walls have decorative lining paper and floors are carpeted.

## Garden Room

This peaceful room has perimeter double-glazed units and a glazed door that opens onto the side garden. It offers the perfect space for enjoying views of the rear garden, or simply a nice place to sit and read.

## Bedroom One

Bedroom one is a spacious double bedroom which benefits from good levels of natural light through a large casement window overlooking the rear garden. Walls are finished with decorative lining paper, and the floors are carpeted. There is an open flame gas fire (currently disconnected) with a part-tiled timber surround.



## The Property

### **Bedroom Two**

Bedroom two is a double bedroom located to the front left hand side of the property with a three unit casement window overlooking the garden. Floors are finished with cut pile carpet and walls are neutrally decorated with embossed lining paper.

### **Bathroom**

The ground floor bathroom is fitted with a three-piece suite comprising a ceramic WC pan with a low-level cistern, matching ceramic wash hand basin with chrome pillar taps, and an enamel bath with chrome pillar taps. The walls are finished with decorative lining paper, complemented by splashback tiles above the bath and wash hand basin. Natural lighting is provided by a frosted, top-hung casement window on the side elevation. For additional heating, a wall-mounted electric bar heater has been installed.

### **First Floor Landing**

The first floor landing has timber laminate flush doors which open to bedrooms three and four.

### **Bedroom Three**

Bedroom three is a generously sized single bedroom featuring a three-unit casement window with views of the front garden. The floors are carpeted, and the walls are covered with embossed lining paper and finished with emulsion. A convenient eaves cupboard offers storage space.

### **Bedroom Four**

Bedroom four is a single bedroom with three-unit casement window overlooking the large rear garden. Floors are finished with carpet and there is a useful eaves storage cupboard with clothes rail.

## Thinking of Selling?

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# Grounds

## Front Aspect:

The property is set well back from Mounthill Road with well-tended lawns and perimeter shrubs. A gravel driveway provides off-road parking and leads to a detached, single garage. A pathway leads to the front entrance, and dual gated access opens to the rear and side gardens. The side garden is partly laid to lawn, adorned with well-tended shrubs and perimeter pathways, leading to pedestrian access to the detached garage, a timber shiplap shed, and a separate glasshouse for sustainable living.

## Rear Garden:

The sizeable rear garden boasts a large lawn with a patio adjacent to the sun room and is enclosed with perimeter close-board fencing along the left and right-hand side boundaries. A central herbaceous area has been formed with a Cherry tree which is just coming into blossom. The rear portion of the garden has been partly utilised for vegetable growing.

## Garage:

The detached, concrete sectional garage is equipped with an up-and-over vehicular door and a separate timber ledged and braced pedestrian door. It also features two metal Crittall casement windows that allow for natural light. Power and lighting have been installed.



## Location

The village of Old Stratford is located on the border between Northamptonshire and Buckinghamshire, with the River Ouse forming its natural boundary. This village offers a practical base for commuters, with excellent road connections via the A5 and A508 to Milton Keynes and Northampton, where train journeys to London Euston take just over 50 minutes.

Surrounded by picturesque walking paths, parks, and the Ouse Valley Park, Old Stratford caters to families and those who enjoy outdoor activities. For education, Old Stratford Primary School serves younger children, while Elizabeth Woodville School in Deanshanger is available for secondary students.

The nearby historic coaching village of Stony Stratford provides a vibrant independent shopping scene with medical facilities, eateries, and cafes, along with additional river and countryside walks.

Old Stratford itself boasts a friendly community vibe, featuring its own shop, pub, restaurant, and takeaway. It is a place where the serenity of village life meets the convenience of city facilities, ideal for those seeking a quieter setting without being distant from urban advantages.

## Property Information

**Tenure:** Freehold

**Local Authority:** West Northamptonshire Council (South Northamptonshire Area)

**Services:** Water, Drainage, Gas, and Electricity

**Council Tax:** Band C **EPC:** Rating TBC

### Important Notice

*Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.*



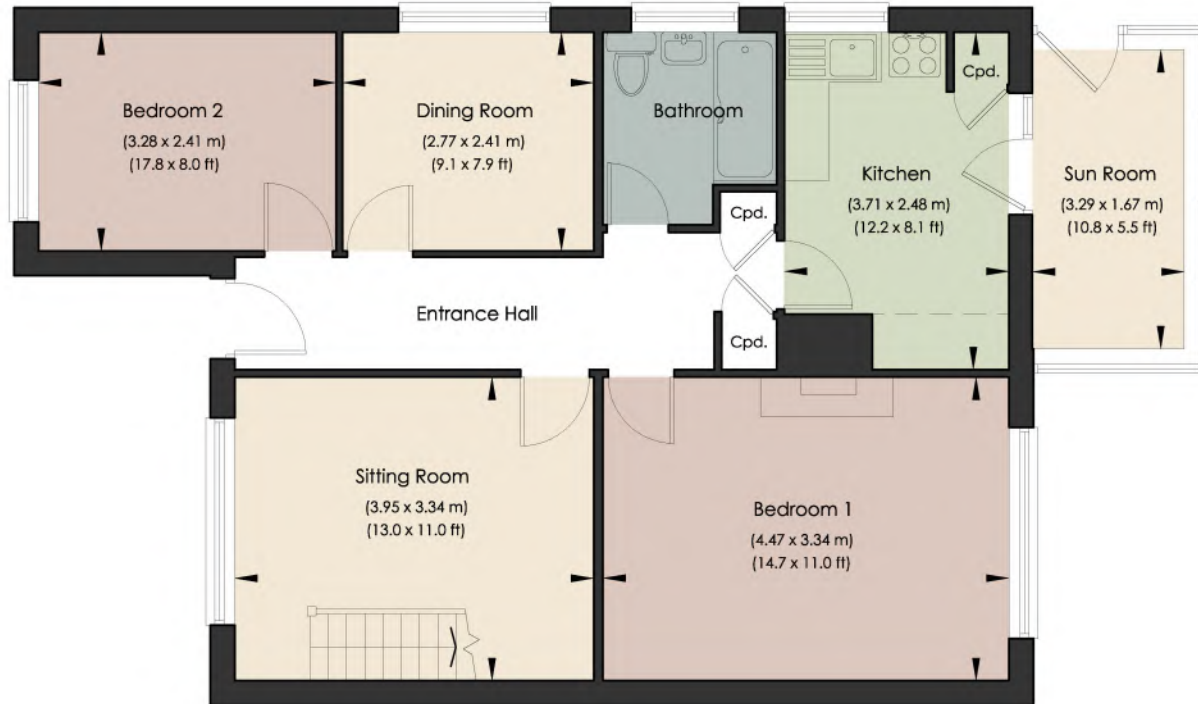
# Mounthill Avenue, Old Stratford, MK19 6AJ

Approximate GIA (Gross Internal Floor Area) = 91 sqm (980 sqft)

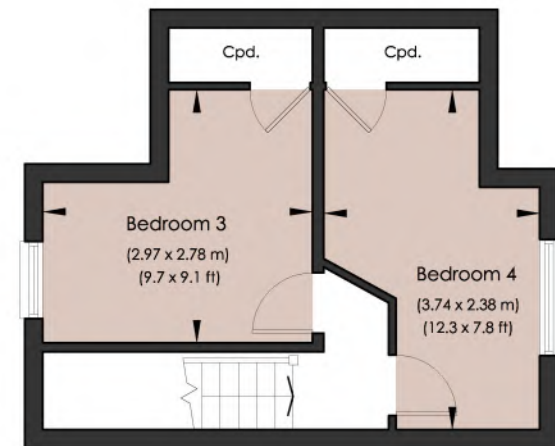


David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 73 sqm (786 sqft)



FIRST FLOOR GIA = 18 sqm (194 sqft)





OLD STRATFORD

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# Thinking of Selling?



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