



Connells

Ryeland
Stony Stratford Milton Keynes



Property Description

The property is perfectly positioned within walking distance of Stony Stratford High Street, where you will find a charming selection of independent shops, cafés, restaurants and local amenities, all contributing to the town's vibrant and welcoming community atmosphere.

Internally, the home offers generous living space throughout. The ground floor comprises a well-proportioned kitchen diner, ideal for family life and entertaining, along with a separate utility room for added convenience. A comfortable lounge provides the perfect space to relax, while the conservatory offers additional living space with views over the garden. There is also a cloakroom and a versatile fourth/fifth bedroom on the ground floor, which could equally serve as a home office or guest room.

To the first floor, the property features four further bedrooms along with a family bathroom, offering plenty of room for family living.

Externally, the home continues to impress. To the front there is a paved driveway providing ample off-road parking, together with a separate garage. To the rear lies a larger-than-average garden, providing excellent outdoor space for families, entertaining or simply enjoying the outdoors.

Properties of this size and location in central Stony Stratford rarely become available, making this a fantastic opportunity to secure a wonderful family home. Early viewing is highly

recommended.

Entrance Porch

Windows to side aspects and doors to accommodation.

Entrance Hall

Stairs to first floor and doors to accommodation.

Lounge

16' 5" x 11' 10" (5.00m x 3.61m)

Laminate wood flooring and window to garden.

Kitchen / Diner

17' 9" x 9' 10" (5.41m x 3.00m)

Window to rear aspect and doors to lounge and conservatory along with opening through to the utility. Range of wall and base units. Work top and stainless steel sink and drainer. Space for oven and appliance.

Utility Room

10' 6" x 9' 2" (3.20m x 2.79m)

Window and door to rear, range of wall and base units, stainless steel sink and drainer.

Consevatory

15' 1" x 7' 3" (4.60m x 2.21m)

Part brick built with patio doors to garden.

Bedroom 4 / Study

11' 10" x 6' 7" (3.61m x 2.01m)

Window to rear aspect.

Cloakroom

WC, Sink and window to front aspect.

Landing

Access to loft, airing cupboard.

Bedroom 1

13' 1" x 11' 2" (3.99m x 3.40m)

Window to rear aspect.

Bedroom 2

12' 6" x 11' 2" (3.81m x 3.40m)

Window to rear aspect.

Bedroom 3

7' 3" x 11' 2" (2.21m x 3.40m)

Window to rear aspect.

Bedroom 5

9' 10" x 6' 7" (3.00m x 2.01m)

Window to front aspect.

Family Bathroom

WC, Sink unit large walk in shower and window to front aspect.

Outside

Paved driveway to front for several vehicles.

Rear Garden

Large wrap around rear and side garden, mainly laid to lawn with patio area, mature shrubs and borders.

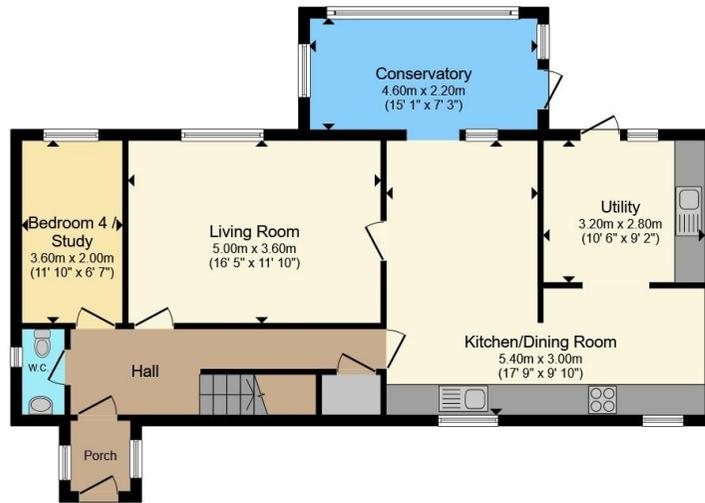
Garage

Accessible from side door and front up and over garage door.

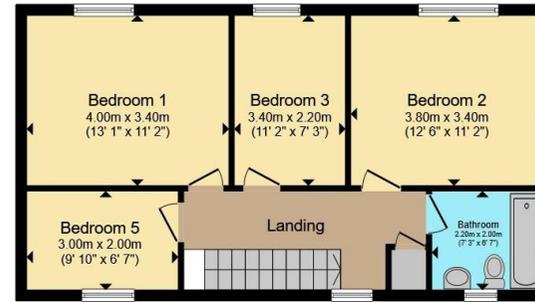








Ground Floor



First Floor

Total floor area 140.7 m² (1,514 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



To view this property please contact Connells on

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EPC Rating:
 Awaited

Tenure: Freehold

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Property Ref: SSD307712 - 0004