



## 2 Hollow Brook

Stoke Goldington MK16 8NB

FINE & COUNTRY

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A distinctive and thoughtfully converted three bedroom barn constructed in brick and stone with the advantages of a garage and off road parking. Situated in a central village location within a private and sheltered cul de sac the property is within easy walking distance of the village school. This fine home has character features throughout some much in evidence such as exposed timbers and trusses, Internally there are braced wooden doors and flooring provided by reputable names as in Kamdean and Amtico.

The 1,620 sq.ft. of accommodation includes a sitting room with double doors to the garden, a dual aspect family room, a dining room, and a cloakroom on the ground floor. On the first floor the master bedroom has built-in wardrobes and an en suite shower room, and there are two further bedrooms, both with built-in wardrobes, and a main bathroom which has a freestanding bath with Victorian taps and shower attachment, and a walk-in shower with a glazed screen.

## Ground Floor

The entrance hallway leads to the cloakroom, kitchen and sitting room, and has stairs leading to the first floor landing.

Cloakroom - Suite of low flush WC and wash basin with tiling to the splash areas.

Family room - A lovely room leading to a further sitting room and dining room and has exposed beams to the ceiling. Radiator

Sitting Room - Has dual aspect windows and double doors to garden, Radiator, and leads to the :

Dining Room. A real feature room with a high ceiling, exposed beams. Radiator.

Kitchen/Breakfast Room - has Amtico flooring and there is a central island unit with work surface over and pan drawers under, Additionally there is a fitted dresser unit, and an extensive range of wall and base units with granite work surfaces. These incorporate a one and a half bowl sink and drainer. Built-in appliances include a dishwasher, washing machine and two fridges whilst there is a range cooker recessed within an ornamental fireplace with an inset extractor. Pelmet lighting is discreetly applied to the kitchen cabinets.. Ceiling down lighters. Radiator.





## First Floor

Landing - doors off to all principal rooms. Velux window. Study area.

Bedroom One - is a double bedroom and has a built in wardrobe, Velux window, Radiator Door to:

En suite shower room - Comprising shower cubicle, low flush WC and wash basin. Radiator

Bedroom Two - Also a double bedroom and has a built in wardrobe, Velux windows, radiator.

Bedroom Three - A decent single bedroom, with a built in wardrobe. Velux windows. Radiator

Family Bathroom - Suite of "slipper" bath with hand held shower attachment which is Victorian in styling, wash basin and low flush WC. Walk in shower with glazed screen.. Velux window. Radiator.

## Outside

Our property is one of four individually built properties situated at the end of a cul-de-sac, and offers a good sized plot. A five bar gate leads to the block paved driveway which provides off street parking for six cars and leads to the stone built garage which is supplied with power and light.. The sheltered and enclosed garden has a paved seating area screened by a stone wall and is supplemented by an area of lawn with established shrubs and flowers, A gravelled seating area surrounds an ornamental fishpond..

## Location

Stoke Goldington is a village situated on the northern most tip of the Buckinghamshire county border. The village has a village hall, pre-school and first school, a church and The Lamb public house. Secondary schooling is available at Ousedale school in Olney and Newport Pagnell, and the Harpur Trust schools in Bedford.

## 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. Some items may be available subject to negotiation with the Vendor.

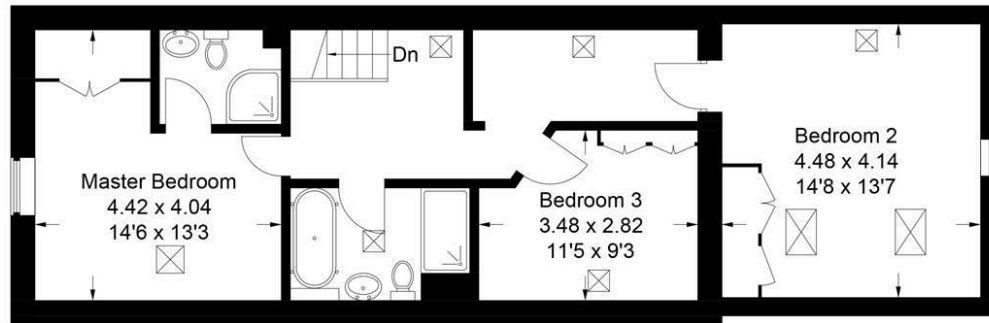




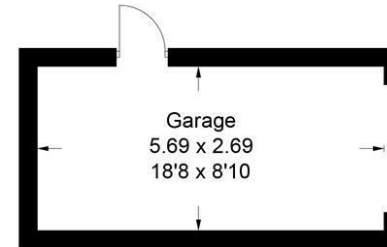




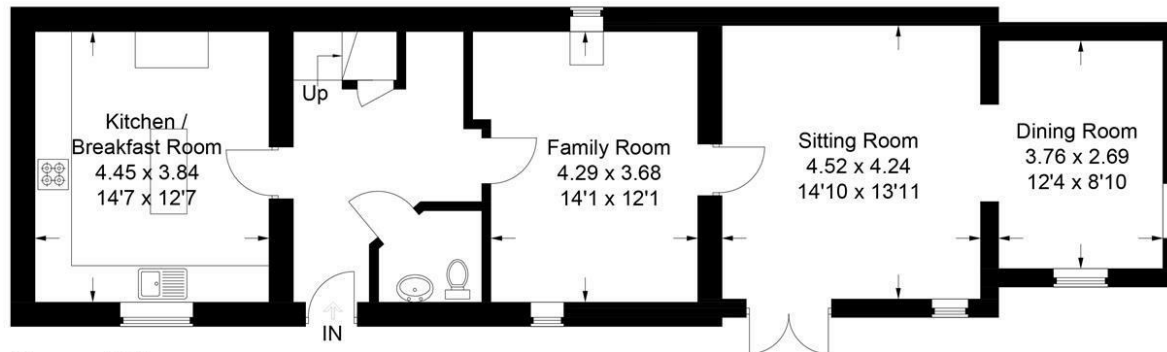
Approximate Gross Internal Area  
 Ground Floor = 81.1 sq m / 873 sq ft  
 First Floor = 69.4 sq m / 747 sq ft  
 Garage = 15.7 sq m / 169 sq ft  
 Total = 166.2 sq m / 1,789 sq ft



**First Floor**



(Not Shown In Actual Location / Orientation)



**Ground Floor**

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			74
			40

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(15-48) D			
(9-34) E			
(1-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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