



High Street, Milton Keynes, MK11 1AT



91 High Street  
Stony Stratford  
Milton Keynes  
Buckinghamshire  
MK11 1AT

£570,000

**A 4 bedroom period house conveniently located just off the town centre and benefitting from a large garden with rear access & parking.**

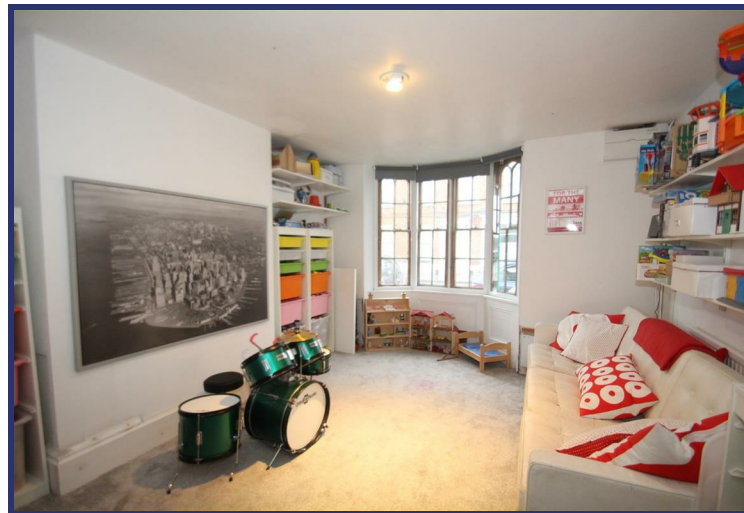
This Grade II listed house is arguably one of the towns more interesting properties, thought to date back to the late 1600's and re-fronted in the late 1800's with a Gothic style parapet facade. It has a charm seldomly found in the town with character and period features to include flag stone floors, fire places, period doors & windows.

The accommodation is set on 3 floors and comprises; hall, 3 reception rooms, refitted kitchen, 4 bedrooms and a bathroom. In addition there is a large first floor store/ barn which may offer the scope for conversion. The large garden extends to around 98ft x 31ft with rear access and ample parking.

A great location on the High Street, just beyond the main shopping area, with the town's extensive facilities including some fabulous pubs and restaurants just a minute's walk away along with some beautiful countryside and riverside walks.

Viewing is recommended to see all that this charming property has to offer.

- Characterful Period House
- 3 Reception Rooms
- 4 Double Bedrooms
- Scope for a Further Studio/ Bedroom
- Refitted Kitchen/ Breakfast Room
- Large Bath/ Shower Room
- Large Rear Garden (Approx 98ft x 31ft)
- Off Road Parking
- Town Centre Location





### Ground Floor

The L-shaped entrance hall has a lovely period flagstone floor, a door to the rear garden, stairs to the first floor and doors to the cloakroom and reception rooms.

The cloakroom has a WC and wash basin.

The living room located to the front has a bay window with panelling and sliding sash windows with stripped timber frame.

The sitting room located to the rear has a chimney breast with a feature fireplace, a bay window to the side with sliding sash windows and a period panel door opening to the kitchen.

The kitchen has a modern range of contemporary style units to floor level to include a large breakfast bar, 1 1/2 bowl sink, integrated fridge and dishwasher and space for a range style cooker. A fireplace incorporates a period range. Two windows to the side.

The dining room is located to the rear with the door to the rear garden windows to the side and rear. Some exposed stonework and brickwork, and plumbing for a washing machine and space for a tumble dryer. Quarry tiled floor.

### First Floor

The first floor landing has stairs to the second floor and period panel doors to all rooms.

Bedroom 1 a large double bedroom located to the front with two windows overlooking the High Street and a cast iron fireplace.

Bedroom 2 is a double bedroom located to the rear with a window to the side and a cast iron fireplace.

SCOPE FOR A FURTHER ROOM - Located on the first floor is large barn/ store currently accessed via a ladder from the outside. This room has a high vaulted ceiling, four windows and may suit a conversion to an additional bedroom suite or studio, subject to any necessary consent that may be required. Preliminary discussions with the local authority have indicated that it may be possible to knock through from bedroom or to have a second staircase from the dining room below leading up into this space. Subject to any necessary consent.

The large bathroom has a four piece white suite comprising WC, wash basin mounted on a stand, a freestanding rolltop bath with ball and claw feet and a wall mounted tap and a walk-in shower area. Sliding sash window to the rear.

### Second Floor

The landing has an interesting bridge style feature over the landing below. Skylight window and period panel doors to both bedrooms.

Bedroom 3 is a large double bedroom located to the front with a vaulted ceiling and exposed trusses and rafters. Access to loft space and dormer windows to both the front and rear. Exposed brickwork to the chimney breast.

Bedroom 4 is a double bedroom located to the rear, a dual aspect room with windows to both the side and rear. A range of built-in cupboards.

### Gardens

The property has a good size rear garden, approximately 30m long x 9.5m wide (98ft x 31ft) To the immediate rear of the house is a natural stone paved patio area and stocked beds. The remainder of the garden is laid to lawn with raised beds, some mature trees and shrubs and a pathway laid with stone chips leading to the parking space at the rear.

### Parking

The property has parking to the rear accessed via a private driveway and a five bar gate. The parking area is laid with gravel and measures approximately 5.85m x 9.5m which could be further extended if required.

### Heating

The property has gas to radiator central heating.

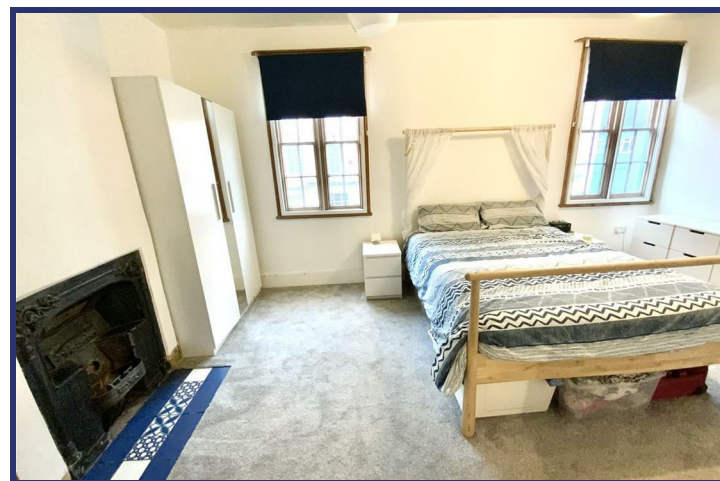
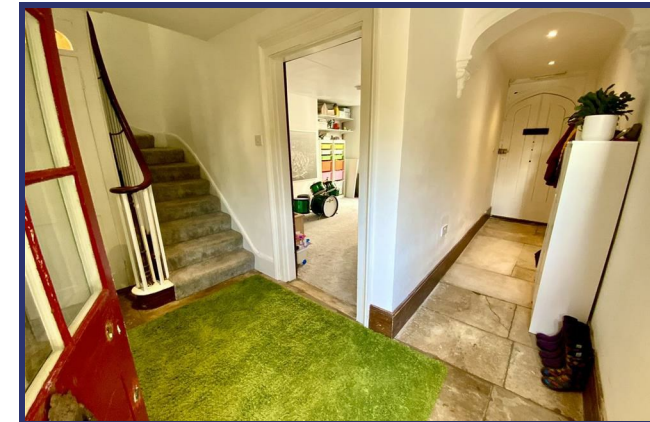
### Location - Stony Stratford

An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

### Disclaimer

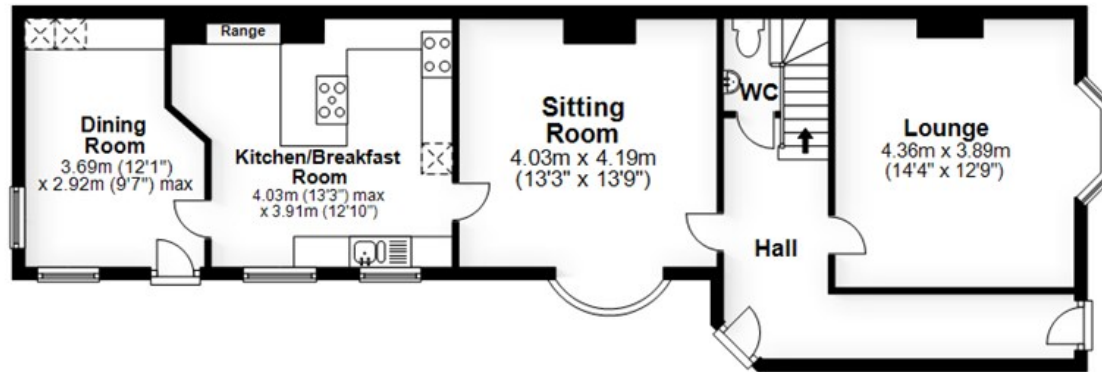
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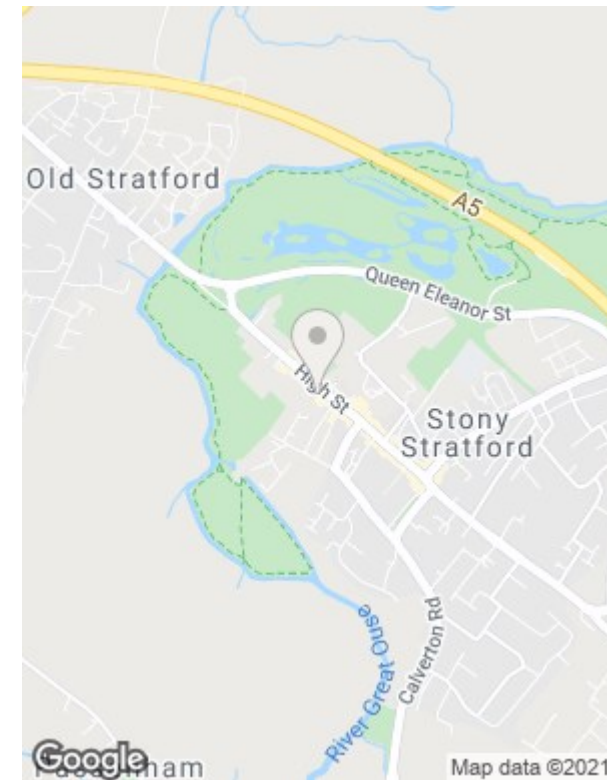
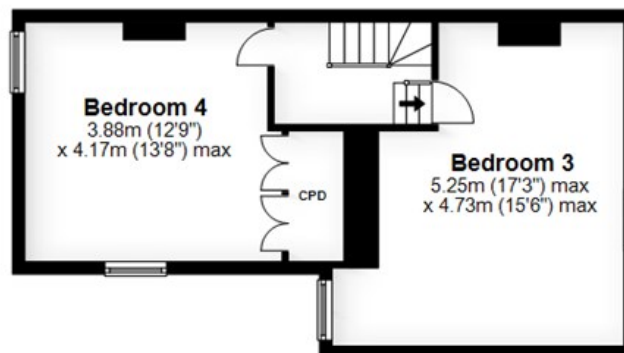
## Ground Floor



## First Floor



## Second Floor



## Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



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Plan produced using PlanUp.