



Church Lane

, Lathbury, MK16 8JY

FINE & COUNTRY



# I Church Lane

Lathbury MK16 8JY



Our property is an attractive period home with origins circa 1675 thoughtfully extended over the years to combine original character with practical modern enhancements, creating a welcoming family home. Set within formal gardens and approximately 3.26 acres of paddock land, the property offers a rare combination of character, space and rural living, whilst enjoying an easily accessible edge of village position.

Enjoying a countryside setting with far reaching views across paddock and field the property combines inherent character with a peaceful and picturesque location.

This lovely property has the perfect mix of impressive generously proportioned rooms ideal for both family living and entertaining, while offering excellent flexibility for those wishing to work from home or undertake a hobby requiring some space.

The accommodation comprises: Reception hall, Cloakroom, Sitting room, Dining room, Kitchen/breakfast room, Utility room, Five bedrooms, En suite shower room to the Master bedroom, Two bathrooms, Formal gardens, garaging and paddock land.

## About this property

Entry into a good size reception hall with tiled flooring which provides cloak facilities with a WC and wash basin. Also with a door off to a utility room with cabinets at base and high levels, plumbing for a washing machine and a single bowl sink. Further doors off to all principal rooms one of which is a spacious sitting room. A fine focal point of the sitting room is the open fireplace having a multi fuel fire mounted over a tiled hearth. Double aspect windows and small pane double glazed doors which open into the garden allow an excellent flow of natural light to this room.

Adjacent is the dining room, an impressive inglenook fireplace immediately catches the eye in this imposing room. The inglenook fireplace has a large bressummer beam and houses a wood burning stove. This room also enjoys an abundance of natural light and has a staircase rising to the first floor.

The well proportioned kitchen/breakfast room has underfloor heating with an extensive range of cupboard units to base and high levels complemented by granite work surfaces. Integrated to the kitchen are a "Rangemaster" oven and an integrated fridge and dishwasher. Window bench seating and exposed beams contribute to the rustic character of this room which easily accommodates a dining table and chairs making this an excellent additional relaxed entertaining area for friends and family.

### First floor

There are three bedrooms on the first floor, one having en suite facilities and one having premium "Listone Giordana" flooring. There is also a family bathroom on this floor, comprising of a roll top bath on claw pedestals, hand held shower fittings, WC and washbasin. The second floor offers a further two bedrooms and a bathroom with a three piece suite. Beams and trusses are exposed at ceiling level.









## Outside

The front garden of the property is enclosed behind stone walling and is primarily hard landscaped though softened by randomly planted bushes and shrubs. Twin wooden gates open to a gravelled drive allowing parking for several cars and giving access to a double ended garage. A hard wired exterior security camera system is in situ and will remain. The gardens to the rear of the property abound with fruit trees namely plum, apple and peach to mention but a few. In addition there is a cherry tree and nut trees. Mature trees to the perimeter enclose and privatise the gardens which also boast specific areas for wildflower growing and designated ponds for insects and fish. A summerhouse is thoughtfully located to attract maximum sunshine. The garden areas are defined by fencing and include a polytunnel and vegetable bed with a gated access opening to a sheep pen and paddock land in all around 3.26 acres. There is a legally approved right of access from the Northampton Road, Lathbury into the paddock land. The setting is extremely rural with countryside views as far as the eye can see.

## 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.

## Notice to purchaser

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will need to be provided upon receipt of your offer.

We may recommend services to clients, to include financial services and solicitor recommendations, for which we may receive a referral fee, typically between £0 and £200.









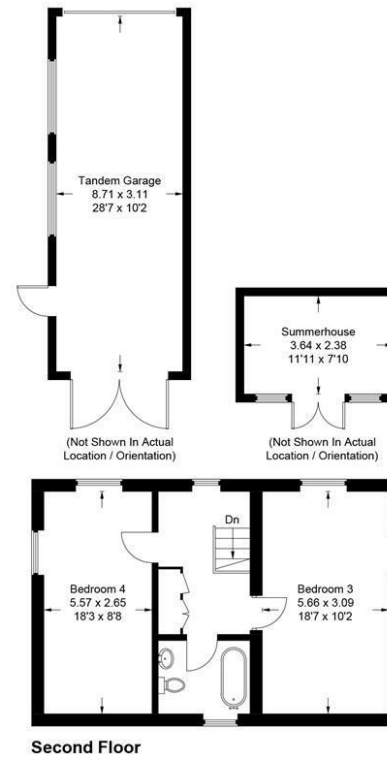
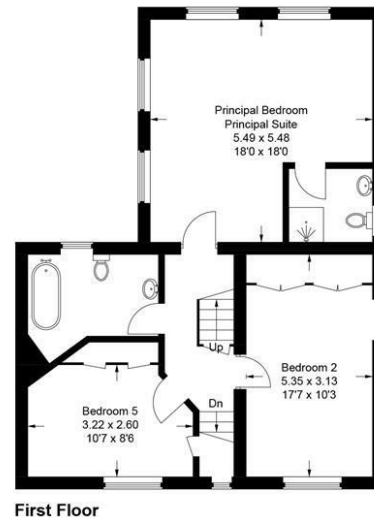
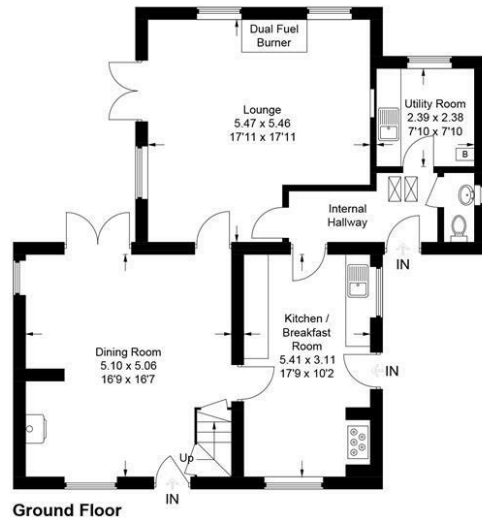








Approximate Gross Internal Area  
 Ground Floor = 89.6 sq m / 964 sq ft  
 First Floor = 77.7 sq m / 836 sq ft  
 Second Floor = 47.0 sq m / 506 sq ft  
 Tandem Garage / Summerhouse = 35.7 sq m / 384 sq ft  
 Total = 250.0 sq m / 2,690 sq ft



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                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (82 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (69-81) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (55-68) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (39-54) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (21-38) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (1-20) <b>F</b>                                                 |                         |           |
| (1-20) <b>G</b>                             |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| Not energy efficient - higher running costs |                         |           |                                                                 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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