



47 Mill Street

Newport Pagnell MK16 8ER

FINE & COUNTRY

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This is a beautiful family home occupying a prime position within a small gated community on the banks of the River Ouse. It is set within private gardens and enjoys exceptional aspects towards the river.

Formerly a stable block, it is now a delightful detached residence with a Grade II listing which has been significantly upgraded following a major refurbishment undertaken in 2016. The property offers generous and well-appointed accommodation, complemented by a double garage, and various outbuildings whilst occupying its' idyllic riverside setting in peaceful secluded grounds. It enjoys tasteful well appointed interiors throughout and promotes an array of premium features, including air conditioning and excellent entertaining spaces both indoors and out.

The accommodation comprises: Reception vestibule, Cloakroom, Sitting room, Kitchen/dining room, Snug/bedroom 4, Utility room, Boiler room, Three first floor bedrooms, En suite facilities to the Master bedroom, Family bathroom, Double garage (Annex potential STP), Various outbuildings which were formerly stables, parking for around 8 cars, Quarter acre of private gardens with river frontage.

Property description

Access through the secure gated entrance and within a very short distance stands this lovely detached property, its' windows and doors attractively defined by blue and mellow toned brick arches. The entrance door opens to a large reception vestibule with stone floor tiling which is continuous throughout the ground floor living areas. The ground floor exemplifies open plan living with free flowing access to the principal rooms. Light and airy is an apt description for the accommodation, the sitting room alone having six windows and glazed double doors. Similarly the combined kitchen and dining room has several windows to gather in an abundant flow of natural light. Integrated to the kitchen area are built in ovens and a hob unit with an extractor hood over. Housing is available for an "American style freezer". There are a vast array of cabinets, some with glazed fronts. These are arranged at both high and base levels. An island unit provides additional storage and a convenient breakfast bar facility. Granite work surfaces are generously arranged around the work areas of the kitchen. Adjacent to the kitchen is a utility room with a door opening into the boiler room.

Ascending to the first floor landing there is an attractive minstrel gallery and doors leading off to the the bedroom accommodation and the family bathroom. The Master suite is superbly proportioned and incorporates a spacious dressing room with an open fronted wardrobe and also an en suite shower room with a twin size walk in shower cubicle, a wash basin cradled in a vanity surround and WC. The guest bedroom also has an en suite facility and features a distinctive exposed roof truss, central portion removed, though retaining its supporting purpose but also allowing easy access to and fro. This gives great character to the room and is repeated in bedroom three. A family bathroom completes the accommodation on this floor providing a bath with hand held shower, WC and wash basin.





External description

Through the secure gated entrance follow the driveway to the left and veer off to the right when meeting the next set of security gates. Follow this drive round to the right and turn left once under the arch where there is parking for several vehicles. Alongside are a range of brick built outbuildings offering excellent storage. Part of the garden lies straight ahead through the wrought iron fence sloping gently down to the riverbank. Further areas of garden lie to the side of the property and more expansively to the rear. Mature trees on all sides provide a lovely soft screen and entirely privatise the garden. An extensive paved patio extends from one end of the property to the other ideal for outdoor family gatherings and entertaining.

At the bottom of the garden is a large double garage which offers potential for conversion to an annex subject to planning. The garage has electric and water supplied with double doors to the front and a personal door into the garden.



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Notice to purchasers

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Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will 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 = 123.5 sq m / 1,329 sq ft
 First Floor = 110.8 sq m / 1,193 sq ft
 Garage / Stores = 95.7 sq m / 1,030 sq ft
 Total = 330.0 sq m / 3,552 sq ft



= Reduced headroom below 1.5m / 5'0"

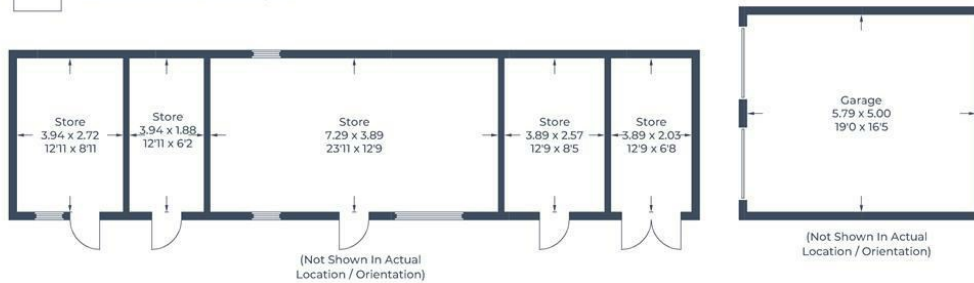


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(21-34) E		
(21-38) F			(11-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	80	England & Wales	EU Directive 2002/91/EC	83



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