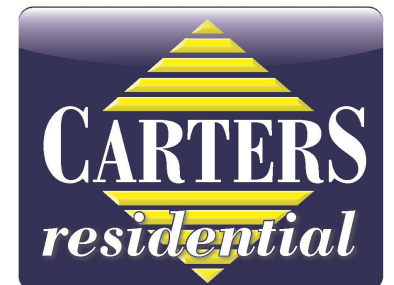




The Green, Deanshanger, MK19 6HH



**29 The Green
Deanshanger
Northamptonshire
MK19 6HH**

£350,000

A charming and extended 2 bedroom terrace stone build cottage dating to 1823, with garage, parking and gardens in a fabulous position overlooking the village green, within the village conservation area.

This beautifully presented & characterful grade II listed cottage has accommodation set over two floors comprising a, entrance hall, living room with exposed ceiling timbers and a fireplace, fitted kitchen with appliances, additional reception room and a ground floor bathroom with modern suite. On the first floor, a landing and 2 good size bedrooms. Outside the property has a small front garden, beautifully kept rear garden and a garage & parking space.

The lovely location overlooks the village green within the protected conservation area and the property is located just a short walk from the local shops, schools and the village pub – an idyllic property not to be missed.

- Charming Grade II Listed Cottage
- Beautiful Location Fronting Village Green
- Immaculate Presentation
- 2 Reception Rooms
- 2 Bedrooms
- Fitted Kitchen
- Modern Bathroom (Ground Floor)
- Garage & Parking
- Well Kept Gardens





Ground Floor

A hardwood front door opens to the entrance hall which has stairs to the first floor, under stairs cupboard, meter cupboard and a ledge and brace door in a stained wood finish to the living room.

The charming living room has a fireplace with a stone back and wooden lintel, stone hearth, exposed ceiling timbers and a deep sill window with window seat and shutter blinds to the front with lovely views over the village green. Cupboard and shelving built into the chimney breast recesses. Period part glazed door opens to the kitchen.

The kitchen has an extensive range of units to floor and wall levels with worktops and a one and a half bowl ceramic sink. Integrated fridge/freezer, dishwasher, and space for a washing machine and cooker. Space for a dining table, exposed stonework to one wall, and a stable door and window opening into the dining room.

The dining room/ reception room has a high vaulted ceiling with two skylight windows, French doors and windows to the rear and further window to the side.

A lobby area has a large storage cupboard which houses the gas central heating boiler and an open doorway to the bathroom which has a modern white suite comprising WC, wash basin and bath with glass screen and shower over. Part tiled walls and a window to the rear.

First Floor

The landing has a window to the rear and doors to both bedrooms.

Bedroom 1 is a double bedroom with a dual aspect - with windows to the rear and a feature "half moon" window to the front with lovely views over the village green. Wardrobes built into both chimney breast recesses.

Bedroom 2 is located to the front with a feature "half moon" window and lovely views over the village green. Access to the loft.

Gardens

The well tended rear garden has a natural stone paved patio and the remainder is laid with lawn with stocked beds and borders. There is a brick built out house, and the gardens are enclosed by fencing with gated access leading to a pathway, which in turn leads to the garage and parking.

Garage & Parking

Single garage with metal up and over door, loft storage space. Located in the private car park to the right hand end of the block, consisting four garages – one for each of the cottages. Parking in front of the garage on a gravel driveway.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band:

Location - Deanshanger

Deanshanger is located just over the Bucks/Northants border in South Northamptonshire. It has some of the most comprehensive facilities of all the local villages to include several grocery shops, fast food takeaways, post office, hair dressers, pub, church, part time doctors surgery, village hall, sports club and a full range of education from pre-school, to junior school, and secondary school with sixth form. The attractive village green is in a conservation area and recent development in the village has ensured plenty of recreational space and parks are provided. In terms of transport there are excellent road links to Milton Keynes (with a main line station to London Euston (fastest trains just 30 minutes), Buckingham and Northampton. The historic coaching town of Stony Stratford is close by.

Note for Purchasers

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 under take 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 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

Disclaimer

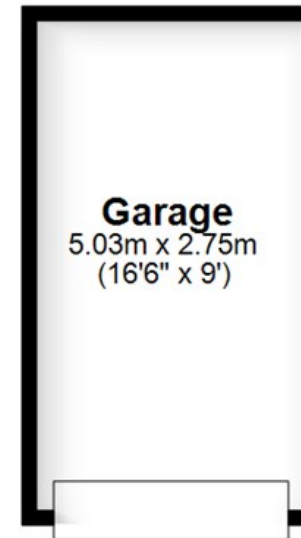
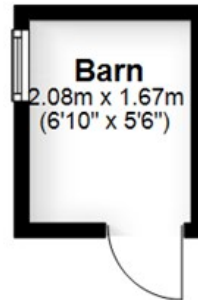
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.





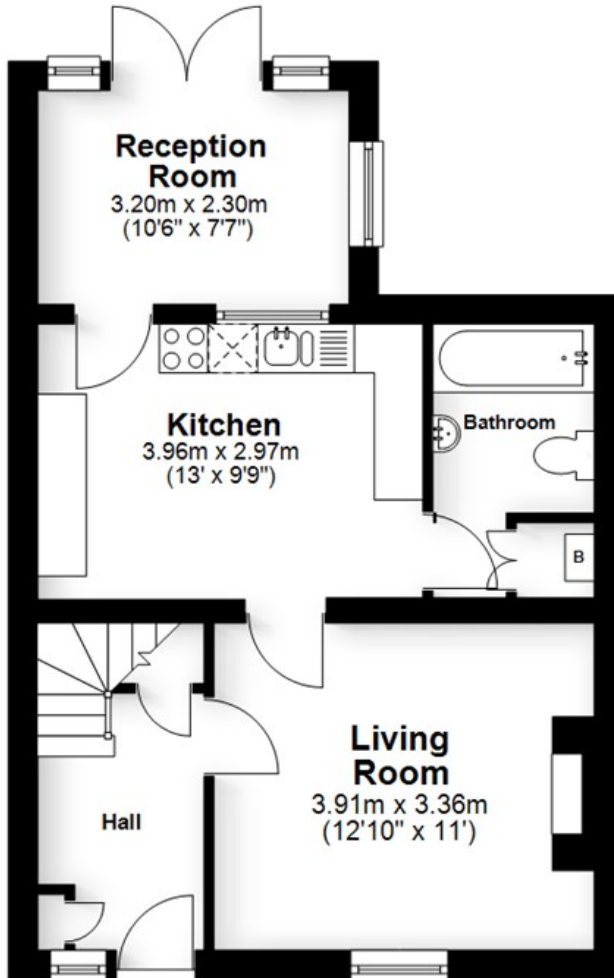
Garage/ Barn

Approx. 17.3 sq. metres (186.3 sq. feet)



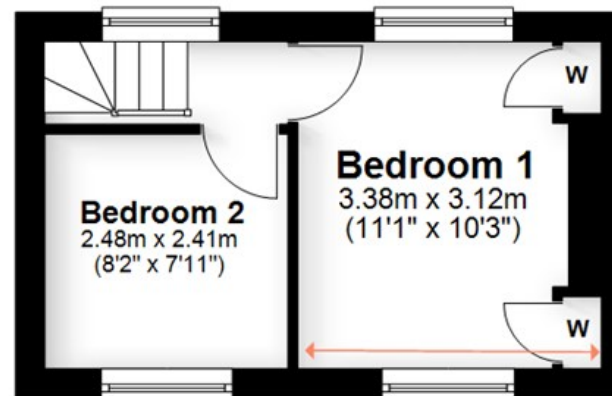
Ground Floor

Approx. 44.5 sq. metres (478.6 sq. feet)



First Floor

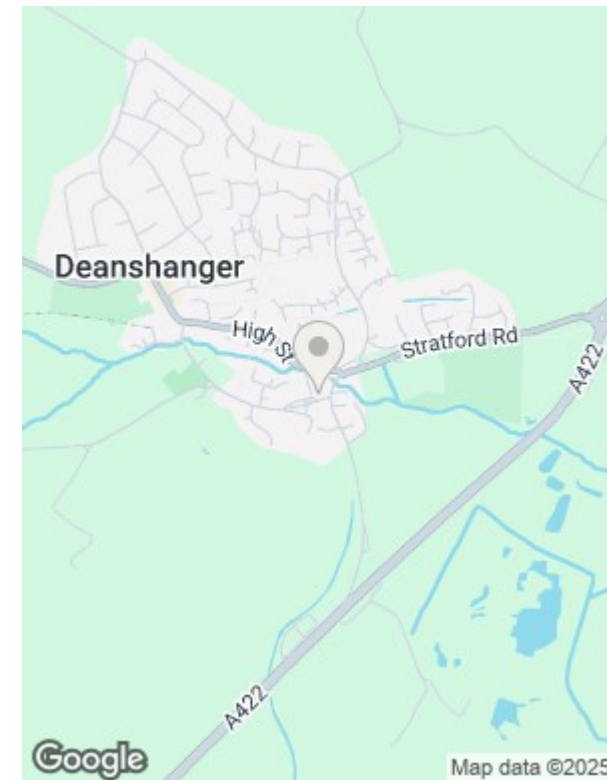
Approx. 19.2 sq. metres (207.0 sq. feet)



Total area: approx. 81.0 sq. metres (871.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



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59 High Street, Stony Stratford, MK11 1AY



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	

