



Market Square, Stony Stratford, MK11 1BE



10 Market Square  
Stony Stratford  
Buckinghamshire  
MK11 1BE

**Guide Price £825,000**

**A substantial Grade II listed period property with characterful and versatile accommodation to include living accommodation, a large studio/annex and a shop unit.**

The property dates back to the late 17th Century and currently has mixed residential and commercial use. The versatile accommodation, set over two floors, has generous size rooms and high ceilings comprising; a hall, basement, 2 reception rooms, kitchen, and conservatory. On the first floor 4 bedrooms and 2 bathrooms. The studio located to the rear is a large open plan space with a high vaulted ceiling, kitchen, shower room and 2 mezzanine floors - this has residential use but has in the past had commercial use. In addition, there is a shop unit which is currently let. A courtyard garden with double gated access is located in the centre of the property.

The property has a prominent position on the historic Market Square, adjoining the Crown Public House, with the High Street just a minute walk away.



- Substantial Grade II Listed Property
- Versatile Accommodation
- 4 Bedrooms & 2 Bathrooms
- 2 Reception Rooms + Basement
- Large Self Contained Annex/ Studio
- Shop Providing Annual Income
- Courtyard Garden
- Located on the Market Square
- Characterful Accommodation
- NO UPPER CHAIN







### Ground Floor

A central entrance hall has a corridor leading to the main hall, which has stairs down to the cellar and an attractive 19th Century sweeping staircase to the first floor. Overhead windows, door to the rear courtyard. Some exposed stonework.

The living room has a fireplace with exposed brick chimney breast and coal effect gas fire. Sliding sash window to the front with period window shutters. A lobby area to the rear of the room has exposed stonework, part high vaulted ceiling with gallery landing and skylight window over.

The dining room is a large square room with exposed stonework to 2 walls, a fireplace incorporating a coal effect gas fire. Window to the side and a door and steps down to the kitchen.

The kitchen has exposed stonework to one wall, high vaulted ceiling with the skylight window, a bay to the side overlooking the courtyard and a range of units. The stable door opens to the conservatory.

The conservatory is of UPVC double glazed construction.

### Shop

The shop unit is currently let as a beauty salon to a tenant - producing an annual income. It has two main rooms which are currently subdivided to provide a reception area, treatment rooms, tanning booth and W.C. - the partition walls forming these rooms may be removed if the tenant vacates the premises. These subdivisions have not been shown on the floor plan. Floor plan dimension are only approximate due to the irregular shape of the rooms and the placement partition walls .

### Basement

A cellar is used as an entertainment room complete with a bar, it has exposed stone walls and a beamed ceiling. Lobby area useful for storage.

### First Floor

The landing has some exposed stone and brickwork, windows overlooking the courtyard and period panel doors in a natural wood finish to most rooms.

The master bedroom is a large double bedroom with a window to the side and wide French doors opening to the en-suite bathroom. The ensuite bathroom has a four piece suite, comprising W.C, wash basin mounted in a vanity stand, deck mounted bath and a separate shower cubicle. High vaulted ceiling with skylight window and French doors opening to a Juliet balcony.

Bedroom 2 is a double bedroom with a window with a window seat overlooking the Market Square. Exposed stonework to one wall.

Bedroom 3 is a double bedroom with an exposed brick chimney breast and cast iron fireplace and a window with a window seat overlooking the Market Square.

Six steps lead up to Bedroom 4, located to the rear. It has some restricted head height, and a skylight window to the side.

A large shower room has a suite comprising W.C, wash basin

and shower cubicle, large airing cupboard. Window overlooking the Market Square. This large room offers plenty of scope to re-model with the inclusion of a bath.

### Studio

A large studio located to the rear offers itself to a multitude of uses, and in the past has been used as annex accommodation, an art studio and business premises. (All subject to any necessary consents that may be required). It has a high vaulted ceiling with exposed trusses, 3 windows to the rear aspect, three overhead skylights, and access doors from both courtyard and Silver Street. A kitchen has a range of units, oven, hob and sink unit. The shower room has a W.C, wash basin and shower cubicle. In addition, there are staircases leading to 2 mezzanine floors – one at each end of the building.

### Outside

A fully enclosed and private courtyard is brick paved and has double gated vehicular access off Silver Street.

A storage barn is attached to the studio.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: C

### Location - Stony Stratford

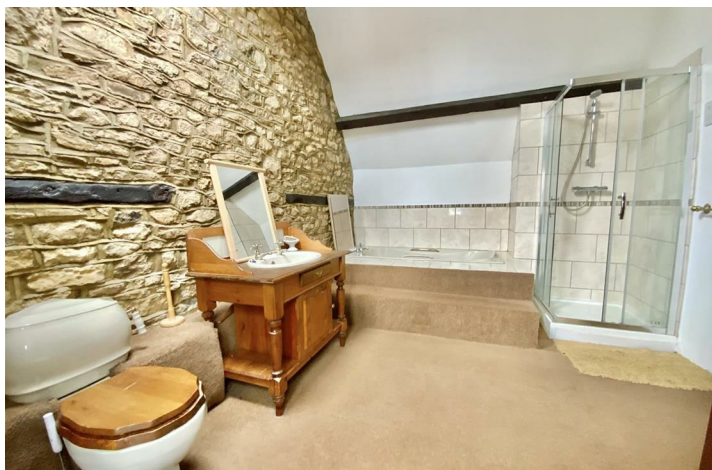
An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic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

### Disclaimer

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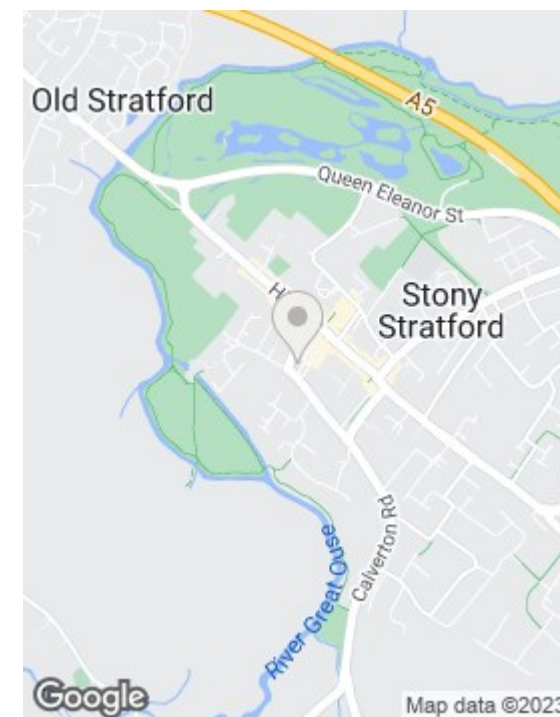












### Viewing Arrangements

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