



Hill Pines Common Street

Ravenstone MK46 5AR

FINE & COUNTRY

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A delightful thatched cottage with roses round the door in one of the area's prettiest villages. The property has stone and brick elevations and though appearing much older was in fact only converted in 1978. Bearing a Grade II listing the property blends in seamlessly with the many period properties surrounding it. The long straw thatch roof was recovered in 2019 including the dormers.

The accommodation comprises: Sitting room, Kitchen/dining room, Cloak/utility room, Two double bedrooms, Family bathroom, Courtyard garden with additional open space, Central heating with a new boiler installed in 2019 and there was a recent refurbishment of the kitchen undertaken to a high specification.

Ground Floor

A solid wooden door opens to reveal double doors which open into the:

Sitting Room

Stone built open working fireplace. Bay window to the front elevation with shuttering and wood panelling. Shelving to alcoves. Exposed beam to ceiling. Radiator. Door to:

Rear Lobby from where the staircase rises to the first floor and has storage space under. Tiled flooring. Windows to the rear elevation. Built in storage cupboards. Radiator. Door to glazed vestibule with stable doors to the courtyard outside.

Cloakroom/utility room

Comprising an integrated WC and washbasin. Plumbing installed for a washing machine and housing for a tumble dryer. Wall mounted cabinets. Tiled flooring. Radiator.

Kitchen

Double bowl sink unit with cupboards under. Built in oven and hob unit with extractor hood over. Extensive range of cupboards to base and high levels. Built in wine rack. Ample work surfaces. Tiling to splash areas and to flooring. Double aspect windows to front and side elevations. Radiator.





First Floor

Landing - Natural light flows through a window at the top of the stairs. Access to loft space. Small recess area with a window and shelving. Airing cupboard with shelving.

Bedroom One - Double aspect windows to front and rear. Two radiators.

Bedroom Two - Open storage cupboards. Wall light. Window to front elevation. Radiator

Bathroom - Roll top bath with wall mounted taps, washbasin in vanity surround and low flush WC. Fully tiled shower cubicle with glazed screen. Tiling to splash areas. Tiled flooring. Radiator and towel rail. Window to rear elevation.

Outside

Small lawned frontage with shrub borders and bed for a climbing rose to one side of the footpath and a gravel base ideal for pots set behind a red brick wall to the other. At the rear there is a sheltered courtyard and additional gravel based ground at a higher level. A garden shed is secreted to one corner.

Notice to purchasers

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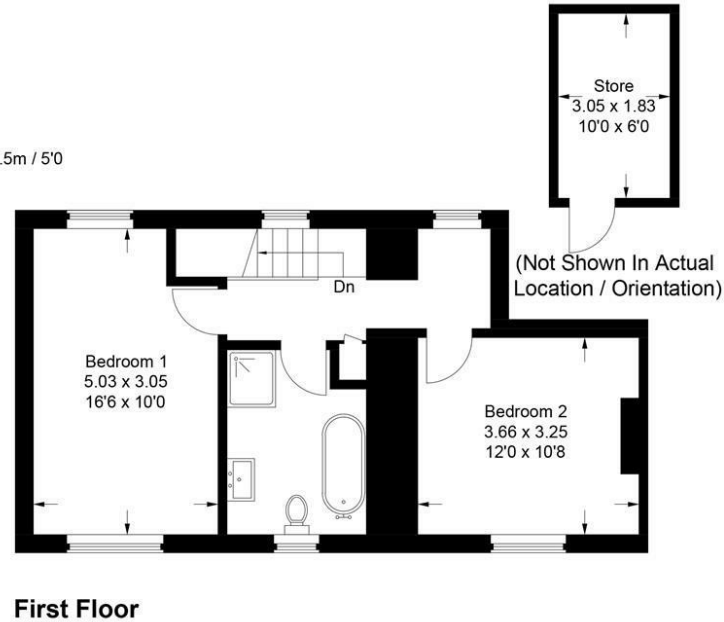
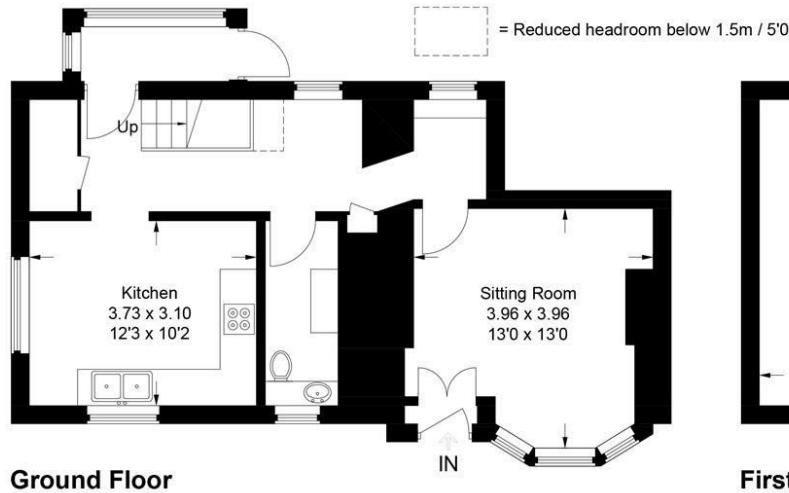








Approximate Gross Internal Area
 Ground Floor = 52.1 sq m / 561 sq ft
 First Floor = 46.1 sq m / 496 sq ft
 Store = 5.6 sq m / 60 sq ft
 Total = 103.8 sq m / 1,117 sq ft



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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