



## Chestnut Farmhouse 4 Dag

Stoke Goldington MK16 8NY

FINE & COUNTRY



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A distinctive former farmhouse having origins circa 1890. This substantial double fronted property retains the traditional arched blue brick definition over the windows on the façade and has a protective storm porch relevant to its original era. The accommodation is generously proportioned and enjoys the addition of a magnificent orangery providing aspects into the extensive well manicured gardens which are secluded and private and benefit from a southerly aspect.

The accommodation more fully comprises: Entrance hall, Cellar, Two Cloakrooms, Sitting room open to a stunning Orangery, Dining room, Study, Snug, Kitchen/breakfast room, Utility room, Boot room, 5 bedrooms, Dressing room, Master and Guest bedrooms with en suite facilities. Family bathroom, Double glazing, oil fired central heating, underfloor to the ground floor with conventional radiators on the first floor, Timber outbuildings in the garden and a detached brick built garage incorporating a mezzanine floor.

## Property walk through

A stained glass door opens into a long hallway with Victorian style tiled flooring. This hallway extends towards a stable door at the rear which opens to a sheltered kitchen garden and a staircase leading down to a dry lined cellar with power and light. Doors from the hallway open to a sitting room with a window to the front of the property and displaying a fine cast iron fireplace with decorative tile inserts. Also accessed from the hallway are a further reception room which also looks towards the front of the property and is currently in use as a study. This room also displays a splendid cast iron fireplace. A cloakroom and the utility room complete the accommodation available from the hallway. The utility room is well furnished with a "Butler" sink and integrated washing machine in addition to a good range of cupboard units having "Quartz" work surfaces over. Original meat hooks are still in situ. There is open access to the kitchen/breakfast room again well furnished with a vast array of wall and floor cabinets. Integrated to the kitchen are a dish washer and fridge freezer whilst a former fireplace houses an oil fired "AGA" oven. A central island unit has a custom built breakfast bar inclusive of additional drawers and storage cabinets arranged under a beech work surface. The flooring is tiled and steps down to the family room and magnificent orangery. Within the family area there is a feature brick fireplace giving evidence of an original oven and housing a wood burning stove. The family room is open to the Orangery which is double glazed and of hardwood construction. There is a central lantern roof with chandelier under and two sets of double doors incorporated within this extensively glazed addition. Window openers are arranged at a high level. A further reception room being either a snug or a playroom is located adjacent to the family room and provides a secondary staircase to the first floor Master bedroom suite. The convenient Boot room is also accessed from the Orangery having half height wall tiling, a fitted cabinet and a door opening to the gardens. An additional Cloakroom with wash basin and WC is available within the Boot room.

## First Floor

A staircase rises from the entrance hall to the first floor landing with accommodation available from lobbies extending to both left and right. The Master suite can be found to the right, a superb room having a vaulted ceiling with exposed timbers and two decorative niches in the subtle shape of cathedral windows. Double aspect windows allow excellent natural light. To complete the Master suite there is a dressing area with built in wardrobes and an en suite shower room comprising a large shower room with a glazed screen, wash basin and WC. This room is extensively tiled and has a heated towel rail.

Also available from this lobby is another double bedroom retaining a former fireplace and having a built in cupboard and shelving.

The lobby extending to the left at first floor level accesses three further bedrooms, one with en suite facilities and also the family bathroom. The guest bedroom with en suite shower is a good size double bedroom which has an original fireplace. Within the en suite facility there is a shower with a glazed screen, wash basin and WC. The additional bedrooms on this wing provide for one double and one single bedroom, the double room enjoying views over open countryside to the front and the single room providing access to the loft space. The family bathroom has a three piece suite with a luxuriant slipper bath mounted on ball and claw pedestals, wash basin in vanity surround and WC. There is a hand held "Victorian" style shower attachment fitted to the bath.









## Outside

The property is approached down a quiet village lane, the lane terminating to traffic at Chestnut Farmhouse. The frontage is entirely block paved allowing parking for several vehicles and accessing the larger than average brick built garage which has a mezzanine floor, window and personal door into the gardens. A small pair of double gates to the side open to allow more secure parking if required. This area also provides a kitchen garden with raised beds which can also be accessed direct from the property. The gardens are enclosed to all sides by wooden fencing and stone walling. The gardens are of a good size interestingly bisected by a stone wall with a prolific fruit garden to one side and more formal gardens to the other. The fruit garden is well stocked with various trees producing pears, plums, apples and cherries which are neatly defined within clipped privet hedging. A block paved footpath meanders between the fruit trees towards two large sheds at the bottom of the garden which are ideal for storage and workshop usage. The area of more formal garden is predominantly lawned with deep borders of plants and shrubs and a central shrubbery shows conifers and planting. An illuminated pergola stands directly to the rear of the property on an area of hard landscaping being ideal for al fresco dining on those long summer evenings. Flower beds border this sitting area set within a dwarf brick wall.

## Location

Stoke Goldington has convenient local shopping in nearby Newport Pagnell with further more Artisan shopping available in the market town of Olney some 4 miles distant. Major shopping and leisure outlets can be found in the thriving and rapidly expanding city of Milton Keynes. The village is well positioned for access to the M1 motorway at junctions 14 and 15 and main line rail from Milton Keynes Central for travel to London Euston and the North. Luton Airport is within an hours travel and serves flights on European Air Routes. Heathrow, Gatwick and Stansted airports serve destinations further afield.  
Newport Pagnell about 3 miles  
Milton Keynes about 5 miles  
Olney about 4 miles  
Milton Keynes main line rail about 7 miles (London 35 minutes)  
M1 junction 14 about 4 miles

## 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.

## Note to purchaser/s

"Note for 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.

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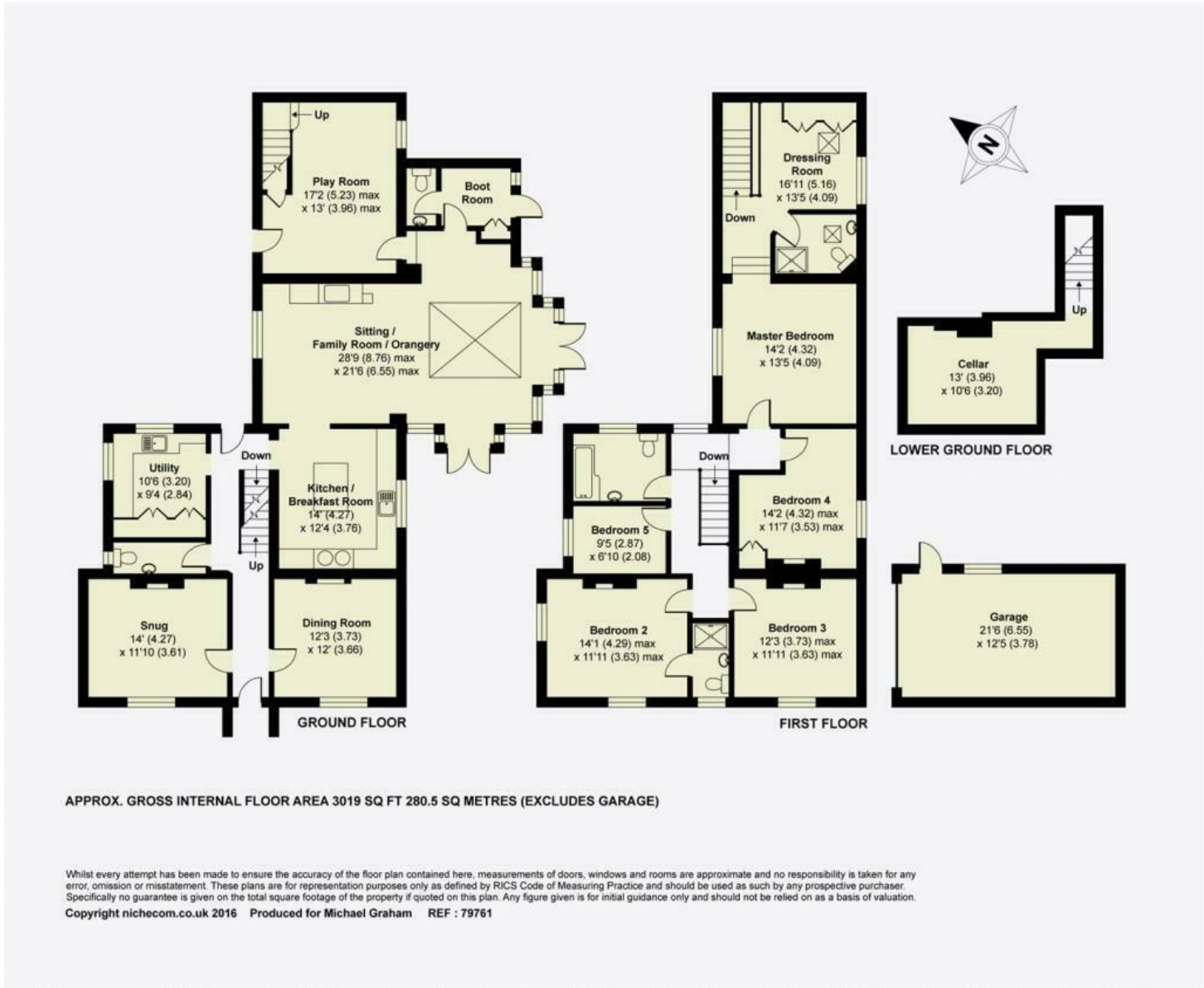












| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | 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>                            |                         |           | (69-80) <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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