



Common Street, Ravenstone, MK46 5AR



Pear Tree Cottage Common Street  
Ravenstone  
Buckinghamshire  
MK46 5AR

## Guide Price £550,000

This delightful Grade II listed property is situated in a truly peaceful and tranquil village with hardly any through traffic and where often the only sound that can be heard is the sound of silence. In part dating back to the 1700's this character home has since been tastefully extended in 1991 using stone and long straw thatch. Overall the property has been sympathetically modernised to combine the retained original features with more recognised modern facilities.

The accommodation comprises: Entrance porch, Sitting room, Dining room, Conservatory, Kitchen/breakfast room, Ground floor double bedroom, Shower room, Two first floor bedrooms and Bathroom. Heating is by oil fired radiators and externally there are private and sheltered gardens with outbuildings.







### Ground Floor walk through

Open the wrought iron gate and cross the footpath to arrive at the main entrance door with leaded light glazing which opens into a hallway with a matching window. Progress into the sitting room which has leaded light windows to three aspects. When asked to nominate a favoured room in the cottage the sitting room with its comforting ambience won the day. Centrally to this room is a former inglenook fireplace with bressumer beam over (use as a working fire could be reinstated if required). Several ceiling beams remain exposed. A leaded light internal door opens into a dining room with a matching window and this room has a further leaded light door opening into a conservatory which accommodates the central heating boiler (only 2 months old) and venting for a tumble dryer. The kitchen is a lovely typical farmhouse kitchen with space to accommodate a table and chairs whilst offering a good assortment of wall and base level cupboards. The kitchen furniture is neatly arranged around the walls providing a butler sink and an integrated fridge and freezer. Plumbing is in place for a washing machine and dishwasher and there is allocated space for a range cooker. Beams are exposed to the ceiling and there are leaded light windows to two aspects.

To complete the ground floor accommodation we visit the recently extended portion of the property adjacent to the main entrance where there is a spacious double bedroom with an excellent array of wardrobe cupboards, shelving and overbed wall mounted storage cupboards. A matching chest of drawers will remain. There are double aspect leaded light windows in keeping with the original building. A lobby leads to a fully tiled shower room with "Karndean" flooring updated in 2016 comprising of a low flush WC, integrated washbasin and electric and centrally heated towel rails. The large glazed shower cubicle has an electric shower unit. This area of the property is single storey and has a useful fully boarded loft area with retractable ladder.

### First Floor walk through

A staircase with cupboard under rises from the kitchen to the first floor where a built in storage

cupboard houses a "Flowmax" hot water cylinder. Exposed timbers are evident to the ceiling on the landing area. From the top of the staircase two bedrooms are accessible both displaying interesting roof lines following the lines of the original timbers. Both rooms have leaded light windows and one has a rather large walk in storage cupboard. A family bathroom is located off the landing area and comprises a panelled bath with "Victorian" style hand held shower attachment, low flush WC, wash basin and there are exposed beams to the ceiling.

### Outside

The principal garden area is set behind a beech hedge with a neatly tended lawn bordered by well stocked flower beds. There are useful outbuildings one with power supplied and seclusion is provided by stonewalling and fencing to the boundaries. A summerhouse with very attractive elevations and roofline was erected in 2013 and provides an extremely enjoyable facility. It is possible to walk completely around the property over a shingle pathway which runs adjacent to the property.

### Agents notes

All in all, a delightful property in a very desirable location. It is our privilege to have been invited to represent the owners in the sale of this fine property.

### 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.



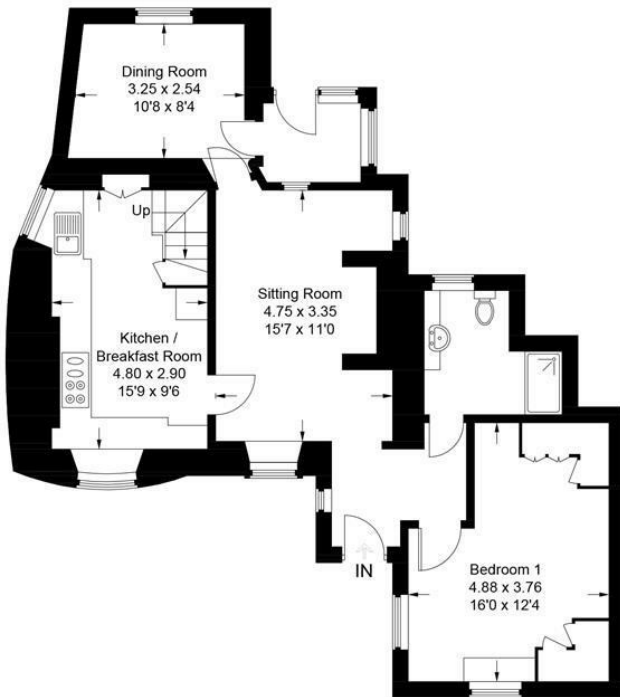




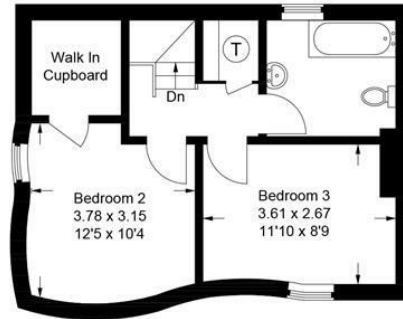




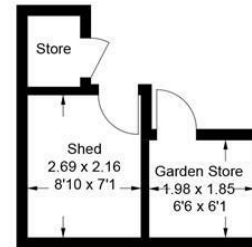
Approximate Gross Internal Area  
 Ground Floor = 73.9 sq m / 795 sq ft  
 First Floor = 35.3 sq m / 380 sq ft  
 Outbuildings = 15.7 sq m / 169 sq ft  
 Total = 124.9 sq m / 1,344 sq ft



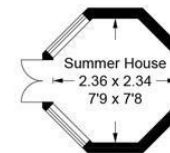
Ground Floor



First Floor



(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual  
Location / Orientation)



### Viewing Arrangements

By appointment only via Fine & Country.  
 We are open 7 days a week for your convenience



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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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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

