



Pear Tree Cottage

Ravenstone MK46 5AR

FINE & COUNTRY

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This delightful Grade II listed property is situated in a truly peaceful and tranquil village with little through traffic and where often the only sound that can be heard is the sound of silence. In part, dating back to the 1700s, this character home has since been reconfigured and was tastefully extended in 1991 using stone and long straw thatch. All works undertaken have combined the retention of the original features aligned to the modern facilities expected by today's discerning buyer.

The accommodation comprises: Entrance porch, Sitting room, Lounge, Stunning "Farmhouse" style kitchen/breakfast room which has been recently installed, Utility/cloakroom, Ground floor bedroom with study area, two further bedrooms on the first floor and luxurious bathroom with limestone flooring.

Ground floor

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 a bressumer beam over (use as a working fire could be reinstated if required). Several ceiling beams remain exposed. An oak ledge and brace door with beeswax ironmongery opens into the ground floor bedroom with a matching window and this room has a further leaded light door opening into a convenient study area.

The kitchen has been recently relocated from a smaller room in the house and subsequently has doubled in size. It is very recently installed and provides a superb typical farmhouse kitchen with space to accommodate a table and chairs centrally in the room. The kitchen furniture is neatly arranged around the walls providing a butler sink. There is allocated space for a range cooker. The flooring is in reclaimed oak. Leaded light windows offer aspects to the front elevation.

A lobby leads to a utility room and shower room with "Kamdean" flooring. There will be double opening doors leading to the garden upon legal completion with planning permission. This room was refurbished in 2016 with a low flush WC, integrated washbasin and towel rails. The large glazed shower cubicle has an electric shower unit. Space for washing machine and tumble dryer. This area of the property is single storey and has a useful fully boarded loft area with retractable ladder.

First Floor

A staircase with cupboard under rises from the lounge to the first floor. 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 recently refitted new family bathroom is located off the landing area and has been exquisitely refitted free standing bath standing on ball and claw pedestals, the bath has a thermostatic mixer shower over bath, wash basin in vanity surround and WC. Attractive limestone flooring and wall tiling. 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. The raised beds surrounding the cottage which are stocked with herbs. There are useful outbuildings one with power supplied and seclusion is provided by stonewalling and fencing to the boundaries. An insulated summerhouse with very attractive elevations and roofline was erected in 2013 and provides an extremely enjoyable facility. It has use as a home office currently with broadband provision. It is possible to walk completely around the property over a shingle pathway which runs adjacent to the property. There is a separate new entrance door to the extension at the back via another wrought iron gate, making it ideal as a separate entrance.

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.

There is a brand new outside boiler (Worcester-Bosch combi boiler). Partially rewired house - 2 new fuse boxes (certification and fully tested). Brand new radiators throughout. There is a power socket by front gate so it can be converted into electrical charging point.

New carpets - All rooms have been plastered apart from one. New mains water supply pipe.

The cottage has been fully renovated in our clients ownership.





Location

People have lived in Olney from the days of the Roman Empire. In Saxon times, Olney was mentioned in a Charter of 979 AD as Ollanage (which is thought to mean 'Ola's Island'). Olney belonged to a descendant of the King of Mercia before becoming part of the Viking lands. During the 18th Century, Olney was a staging post for travellers. Horse-drawn coaches passed through taking people between Kettering and the Newport Pagnell Turnpike. It is said that by 1754 there were 27 inns in the town. This was also the home of poet William Cowper and writer, curate John Newton who wrote the 'Olney Hymns' together. The town has a strong representation of individual shops selling clothing, footwear and accessories. There are supermarkets and convenience stores, a health centre, dentists, opticians and the town still retains its Nationwide building society. Hospitality is well served with an abundance of coffee shops, restaurants and bars all in the immediate surrounds of the lively market square. Free parking is available along the length of the High Street, a good half mile in length. Olney has also been named in The Sunday Times "Best places to live 2022". The town is situated just 11 miles from Milton Keynes, and was the only location from the county to make the cut. The guide features 70 locations in total, and is compiled by The Sunday Times' expert judges, who take into consideration a range of factors, such as: schools, connections, transport and the High Street.

<https://www.buckinghamshirelive.com/whats-on/olney-named-sunday-times-best-6923026> Olney is now a vibrant market town, with many people commuting to nearby towns for work. It's famous for the yearly pancake race which started here hundreds of years ago. Many local people know it as a place with a strong sense of community and as a safe and prosperous town to live. Olney is blessed with an enviable schooling reputation, there being three schools in the town serving children from 5 years of age to young adults of 18 years old. The town is well served for transport links with main line rail stations on the doorstep at Milton Keynes, Bedford and Wellesborough, each giving access to London and the North. Motorway access at Junction 14 of the M1 is only some 10 minutes distant. Luton and East Midlands airports are both within an hours drive. **OLNEY RECREATION GROUNDS** The town of Olney has a thriving sports centre situated just off East Street where the playing fields extend down to the banks of the River Ouse. Within the recreation ground the sports widely catered for are rugby, cricket, tennis, football and flat green bowling. Rugby features strongly in Olney and there are currently 25 teams representing the town in senior, ladies, junior and mini versions of the game. Olney rugby club have their own clubhouse which hosts many social occasions throughout the year in addition to providing changing and shower facilities. Football representation in Olney is provided by teams ranging from under 5 to under 18. Currently they have 470 players registered for season 2023/24. Qualified coaches look after this vast group of enthusiastic youngsters to develop and encourage them towards senior levels. The tennis club have four floodlight courts and their own clubhouse which caters for both juniors and adults with coaching available for beginners and improvers. Fine and Country are proud to sponsor Olney Tennis Club. Cricketers play on both Saturdays and Sundays in their respective leagues involving gentlemen, ladies who play in the Home Counties Womens League and juniors aged from 5 years upwards contesting the Beds Youth Leagues. Completing the plethora of sporting activity are the flat green bowlers. Founded in 1906 this is a thriving community in Olney. The bowls club are members of Bowls England (BE) and Bucks Bowling Association (BBA).

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.

Notes to purchasers

"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 undertake 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.

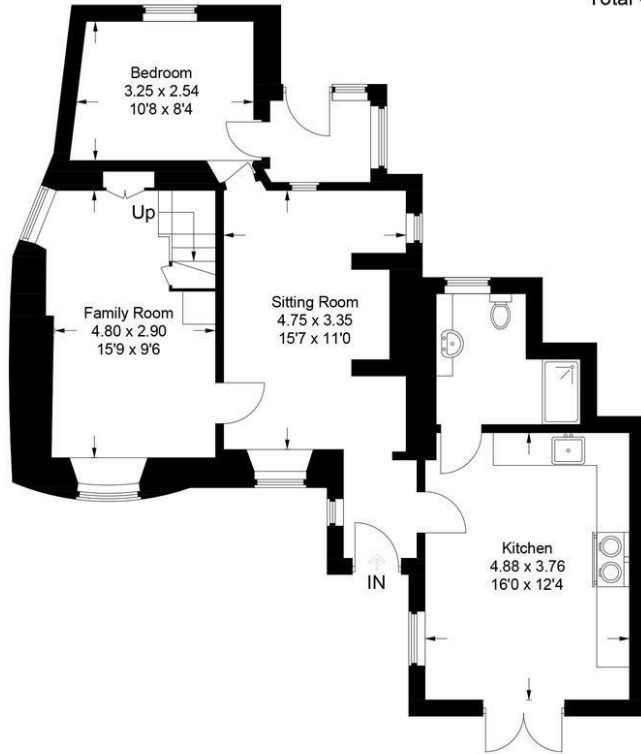




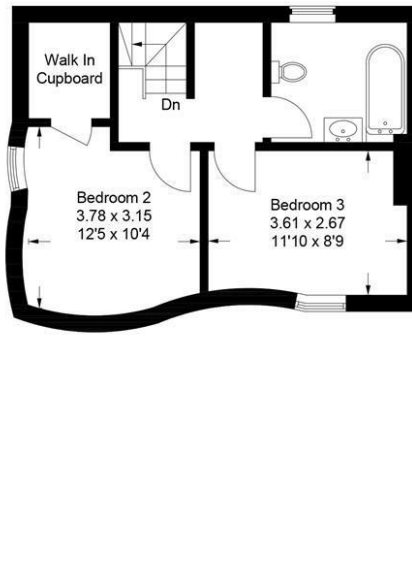




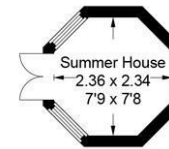
Approximate Gross Internal Area
 Ground Floor = 74 sq m / 796 sq ft
 First Floor = 35.6 sq m / 383 sq ft
 Outbuildings = 15.2 sq m / 164 sq ft
 Total = 124.8 sq m / 1,343 sq ft



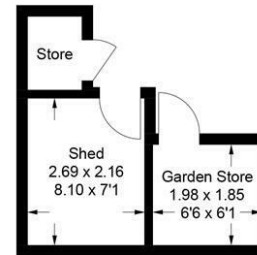
Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

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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