



129 High Street

Stony Stratford MK11 1AT

FINE & COUNTRY



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A beautifully presented and extended four bedroom detached chalet style bungalow in a lovely and little-known setting, set back from the High Street on a plot of around half an acre.

Price £1,400,000 - Freehold

## Introduction

129 High Street is a beautifully presented and extended four bedroom detached chalet style bungalow in a lovely and little-known setting, set back from the High Street on a plot of around half an acre.

During their tenure, the current owners have significantly extended the property, remodelled and refurbished it throughout plus at the rear a large two-storey garage/potential annex has been added. In addition to this, they have significantly increased the size of the plot - in all to make for the fabulous home on offer today.

The beautifully presented house has accommodation set over two floors, versatile in its arrangement, but currently comprising: a large dining hall, large living room overlooking the stunning gardens, an extended and refitted kitchen/dining room with high vaulted ceiling, utility room, two ground floor bedrooms and two shower rooms. The first floor is dominated by the large master suite comprising a large double bedroom, bath/shower room and dressing area. In addition there is a second bedroom with en-suite bathroom.

A large brick built two story building has been added to the site and currently comprises of a double garage with two rooms over. This high quality building offers scope for many uses such as a gym or home office. Drawings have been made converting this into a 2 storey detached Annex house (subject to any necessary consent).

The beautifully landscaped and extended gardens are without doubt a major feature of the property. The whole plot extends to around half an acre of private gardens which run down to and back onto picturesque riverside meadows. To the front of the property there are two driveways offering parking for around six cars in addition to 2 further spaces within the garage. All of this is offered in this tucked away and quiet location - set well back from the High Street with the town's extensive shopping and dining facilities just 2 minute walk away!

When you are in either the house - with all main rooms overlooking the gardens, or in the stunning gardens the feeling of countryside escapism gives no indication that you are indeed located just off this vibrant High Street. This is a truly unique opportunity to purchase a rarely available type of property on a large plot in the town and early enquiries are recommended.

- \* DETACHED CHALET STYLE BUNGALOW
- \* TOWN CENTRE LOCATION WITH A COUNTRYSIDE FEEL
- \* LARGE PLOT OF AROUND 0.5 ACRES ADJACENT TO RIVERSIDE MEADOWS
- \* DETACHED GARAGE/ WORKSHOP/ GYM ( POTENTIAL DETACHED HOUSE/ ANNEX )
- \* PARKING FOR 6 PLUS CARS
- \* BEAUTIFULLY PRESENTED THROUGHOUT
- \* A RARE OPPORTUNITY TO PURCHASE SUCH PROPERTY IN THE TOWN









## Ground Floor

The large entrance/ dining hall has a wood laminate floor, cloaks storage cupboard, French doors to the living room and a further door to the inner hall. It is large enough to suit as a dining room, study or perhaps library area.

The large almost square living room is a recent addition as part of a two story extension. It has a fireplace housing a contemporary style log burner and has triple aspect windows to both sides, patio doors open to the decking to the side, and five panel bi-fold doors open to the rear allowing stunning views over the garden.

The inner hallway has an oak staircase with glass balustrade rising to the first floor and oak veneer doors to all rooms.

Bedroom 3 is a double bedroom with a range of built-in wardrobes and dressing table, window to the front and an en-suite shower room comprising WC, wall mounted wash basin with vanity unit and shower cubicle. Part tiled walls and a window to the side.

Bedroom 4 is currently used as a gym and has been designed to allow the addition of an en-suite bath/shower room should you require (see area marked on floor plan). It currently has an area used as a study with a window to the side and a built-in cupboard. The remainder of the room forms a recent rear extension with a high vaulted ceiling and exposed purlins. Window to the side door to the rear end of the storage cupboard/wardrobe. Return door to the utility room.

The utility room is fitted with a range of contemporary style units to floor and wall levels with quartz worktops under mounted sink. Tumble dryer and washing machine spaces set at mid height for easy access. Storage cupboard and a door to the gym/bedroom four.

The family shower room has a suite comprising WC, feature wash basin and double sized shower cubicle. Window to the side.

The large open plan kitchen/dining room has a dining area with a window and French doors opening to the patio, overlooking the rear garden. The kitchen has been fitted with a modern contemporary style range of units with handleless doors and drawers and includes a large central island. Under mounted double sink and Quooker hot water tap. Integrated appliances include a wide induction hob with pop up extractor hood set in the island allowing for a lovely view over the garden whilst cooking and two integrated Siemens ovens – one is a combination microwave. Space for a side-by-side fridge freezer. High part vaulted ceiling with exposed purlins. Feature lighting over the island.

## First Floor

The landing has three storage cupboards, two of which are in the eaves and doors to 2 bedrooms.

The stunning and large master suite comprises a dressing area with space for a dressing table, an overhead skylight window, built in wardrobes, and the airing cupboard housing the gas central heating boiler and two large unvented hot water cylinders. Plenty of storage space. The bedroom is a large double bedroom with extensive eaves storage, window to the side and window to the rear with a fabulous view down the long garden to countryside and riverside meadows beyond. A feature wall allows the bed to be placed looking down into the garden. Further built-in double wardrobes with drawers and hanging rails.

The en-suite bathroom has a five piece suite comprising WC, twin wash basins set in vanity units, a double ended bath with wall mounted taps and shower unit, and a large wet-room style walk-in shower cubicle.

Bedroom 2 is a double en-suite bedroom with a window to the side, skylight windows to the rear and an en-suite bathroom comprising WC, wash basin and bath with shower over. Skylight window and eaves storage cupboards.

## Outside

A highlight of this property are the stunning and large gardens - the likes of which are rarely found in the town. The gardens will extend to around 94m in length by 16m in width. The exact area being sold with the property will be marked out and visible upon viewing.

The gardens are beautifully landscaped with lawns, stocked beds and a number of mature trees to include apple trees. To the immediate rear of the property is a large composite deck area with ample space for garden furniture, hot tub etc. Vegetable patch boarded by paving with raised plots, greenhouse and attached potting shed. The gardens are enclosed by fencing and back onto riverside meadows with lovely views beyond.

NOTE: The vendor is willing to reduce the size of the garden for those looking for a smaller plot with lower maintenance in mind. Please call us to discuss your preferences.









## Double Garage with Rooms Over / Annex

Early into their ownership the owners built this high-quality and large two story brick building - around 775 sq ft in size.

In its current configuration it is used as a double tandem length garage/workshop which has a WVC and basin installed, side access door and to the far end double opening doors allowing access through to the rear garden. A staircase leads to the first floor which has two further rooms with skylight windows, the rear room has a door allowing access for furniture et cetera.

NOTE: Drawings exist to convert this building into a two story detached Annex house comprising a living room, kitchen/dining room on the ground floor and a large bedroom and large bathroom on the first floor. This is subject to any necessary consent required.

## Heating

The property has gas to radiator central heating plus a log burner in the living room.

## Parking

The property has two driveways each providing parking for approximately three cars – total exterior parking for around 6 cars plus 2 further parking spaces in the garage.

## Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: E

## 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

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. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.







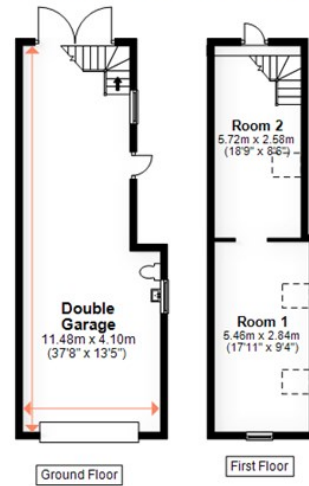
PONDEROSA

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**Garage/ Gym/ Workshop**  
Approx. 72.1 sq. metres (775.7 sq. feet)

**Annex  
Potential**



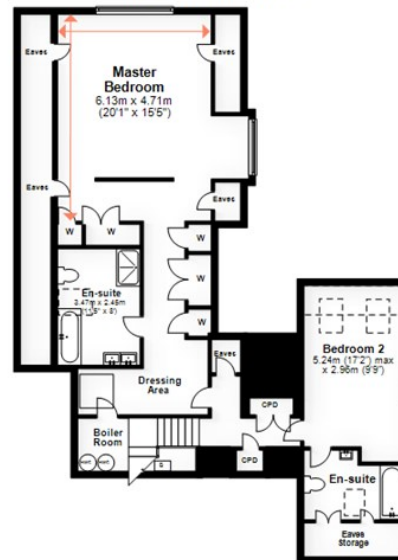
**Ground Floor**

Approx. 163.7 sq. metres (1762.1 sq. feet)



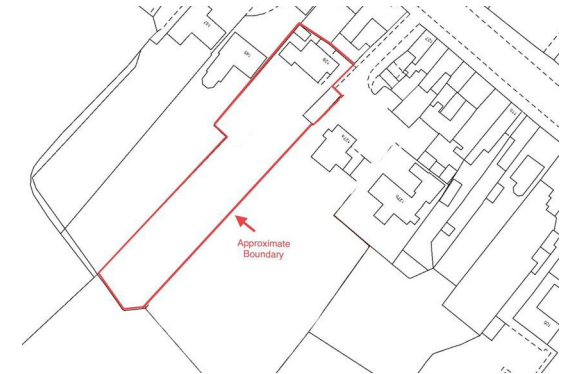
**First Floor**

Approx. 87.5 sq. metres (944.7 sq. feet)



Total area: approx. 323.5 sq. metres (3482.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. Reference to square metres and/or square feet is for information only and should not be used as a basis for any product or purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plans produced using PlanIt.



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>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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