



The Green, Cosgrove, MK19 7JW

The Old Mission Hall
5 The Green
Cosgrove
Milton Keynes
MK19 7JW

£475,000

The Old Mission Hall is a unique, characterful, detached Edwardian property, converted in the late 1970s, in an idyllic setting located on an attractive lane in a conservation area on the edge of the village.

The property dates from 1903, built as a Mission Hall and converted around 1979 into a residential property with many improvements carried out by the current owner during their ownership. It offers a unique and characterful interior with accommodation set over two floors comprising; an entrance hall, large living room with a double height vaulted ceiling, dining room and kitchen/breakfast room. On the first floor there are 2 double bedrooms and 2 bathrooms – one ensuite to the master bedroom. Character features run throughout the property including a grand fireplace, timber panelling, wood block flooring and attractive stained glass windows - most of which have been renovated in recent times. Outside the property has low maintenance gardens to the front, side and rear.

It is located on a quiet lane on the edge of the village, set back from the road.

A perfect home for those looking for something a little different!

- Converted Mission Hall
- Full of Period Character Features
- Detached
- Lounge with Double Height Ceiling
- Separate Dining Room
- Kitchen/ Breakfast Room
- 2 Double Bedrooms
- 2 Bathrooms
- Working Fireplace with Stove
- Cinema System





Ground Floor

Entrance is via a period front door with stained glass feature to the entrance hall.

The entrance hall has an attractive period tiled floor, timber clad walls and doors to all rooms.

The heart of this home is the large living room with a double height timber clad ceiling. The focal point of the room is a grand fireplace incorporating a contemporary style wood burner with snug seating to the sides. The property has a recently restored wood block floor, stained glass windows to the front and rear aspects and French doors opening to the rear garden. A balcony looms over the room providing a seating area to enjoy the cinema system with ceiling mounted protector and remote drop downs screen set high above the fireplace.

French doors from the hall open to the dining room, which has a stained glass window to the rear, timber dado panelling and decorative coving and ceiling rose.

The kitchen/breakfast room has a dining area for a small table, stained glass window to the front and a wood block floor. The kitchen area has a range of units to floor and wall levels with granite worktops, and an under mounted 1 1/2 bowl sink unit. Integrated appliances include a gas hob, extractor hood, double oven, fridge/freezer, dishwasher and washing machine. Door to the rear garden and a further door to the pantry/ store - currently used as a wine cellar.

First Floor

Stairs from the living room rise to the balcony which runs the width of the property and looks down into the living room. The current owner uses this as a viewing point for the cinema projection system, displaying on the drop down screen above the fireplace - the balcony being perfect viewing point, giving that cinematic feel!

A hallway gives access to all rooms and a hatch to the loft.

Bedroom 1 is a double bedroom with a dormer window to the rear, timber clad ceiling and an en-suite bathroom. The en-suite bathroom has a suite comprising W.C, wash basin and bath with shower over. Large skylight window to the front.

Bedroom 2 is a double bedroom with a dormer window to the rear.

The bathroom has a white suite comprising a W.C, wash basin, and a corner bath with Jacuzzi style jets and a shower over. Skylight window to the front.

Outside

The property is setback from the road with access via the private block paved and gated pathway which leads to the courtyard gardens to three sides of the property. With low maintenance in mind the gardens are mainly laid with brick paving with some attractive stocked beds and borders. The gardens are enclosed by a combination of walls and fencing (recently replaced) and there is a garden shed to remain.

There is unallocated parking on the verge next to the lane and the lane itself is a no through road serving just six properties fronting the village green which is usually used for grazing cattle

Heating

The property has gas to radiator central heating and in addition the stove in the living room.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: E

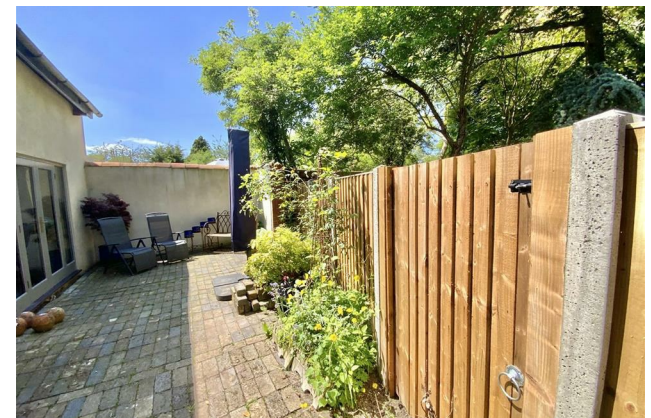
Location - Cosgrove

An attractive village situated on the South Northamptonshire and North Buckinghamshire border. Much of the village is located on the Grand Union Canal with pleasant Canal-side walks. The village hosts the popular Barley Mow Pub, a village junior school, and Church. Extensive shopping facilities can be found in nearby Stony Stratford (approx 2 miles) or Central Milton Keynes (approx 6.5 miles) which also has a mainline railway station to London (Euston) with the quickest trains taking just 30 minutes.

Disclaimer

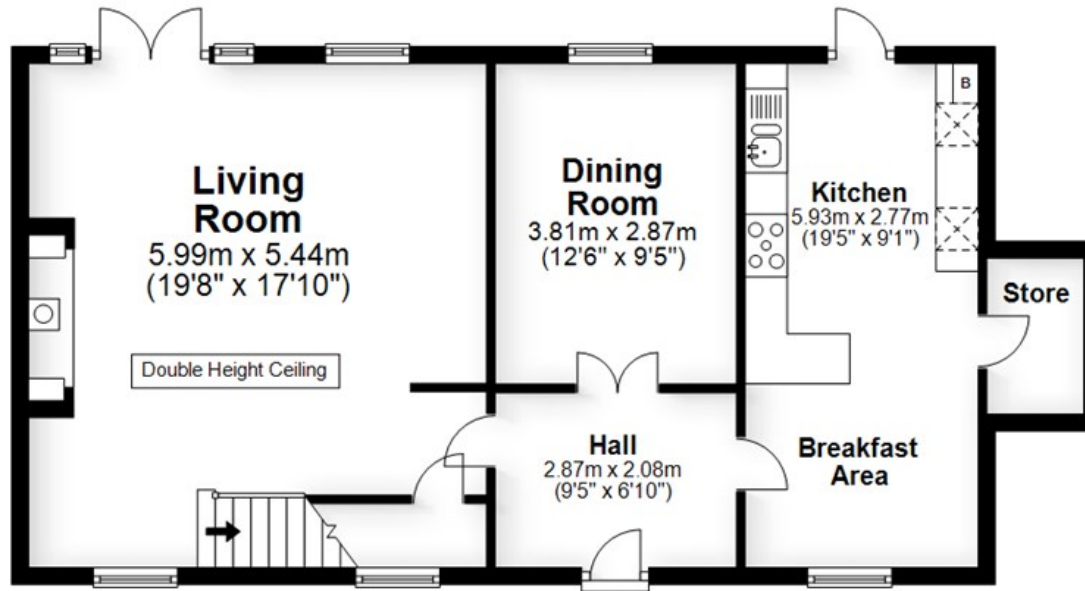
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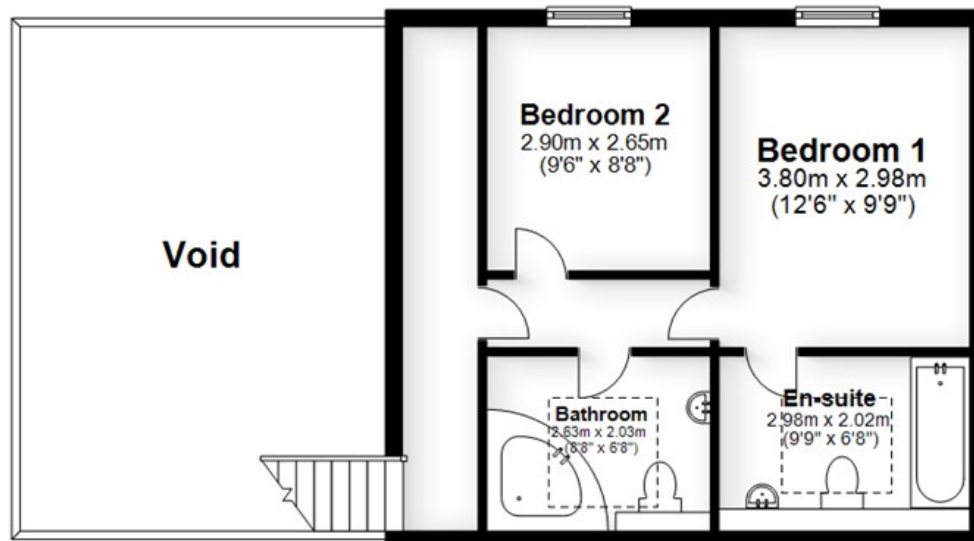




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Viewing Arrangements

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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