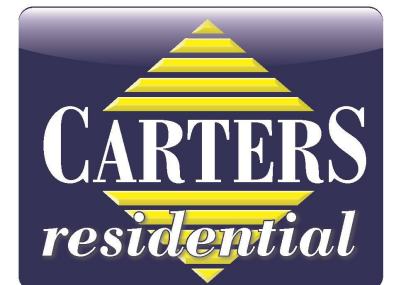




Horsefair Green, Stony Stratford, MK11 1JP



45 Horsefair Green
Stony Stratford
Buckinghamshire
MK11 1JP

£440,000

A fabulous Victorian home which has been extended and is located in this highly sought after location overlooking Horsefair Green, arguably one of the towns most sought after locations.

The property has been extended both to the rear and into the attic and now provides extensive accommodation set on three floors. It comprises a hall, living room with fireplace, sitting room with a log burner, and a large open plan kitchen/dining room to the rear with bi-fold doors overlooking the garden. On the first floor there are three bedrooms, a bathroom and a separate shower room. On the second floor an attic conversion provides a large double bedroom.

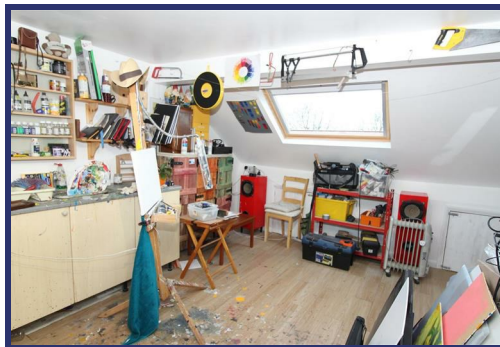
This is a charming property, very well presented, and offering many character features along with modern convenience. Viewing is essential.

- Sought After Horsefair Green
- 4 Bedrooms
- 2 Reception Rooms with Fireplaces
- Stunning Extended Kitchen/ Dining Room
- 2 Bath/ Shower Rooms
- Period Fireplaces
- Period Sash Windows
- Enclosed Rear Garden
- Overlooking Horsefair Green
- Town Centre Location





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7 days a week



Ground Floor

The storm porch with a mosaic tiled floor has a period front door with beautiful stained-glass feature.

The entrance hall has stairs to the first floor, coving and decorative mouldings, and panel door to the sitting room.

The sitting room, located in the middle of the house, has a fireplace with exposed brick chimney breast and a wood burner. Picture rail and open doorways to the living room and kitchen.

The living room has a period cast iron fireplace with tiled inserts, matching tiled hearth, and slate mantelpiece. The bay window to the front has sliding sash windows and fabulous views over Horsefair Green.

The heart of this home is the extended kitchen/dining room. The kitchen has an extensive range of units in a modern contemporary style with handleless doors. The units include floor level units, larder units and drawers. A full range of integrated appliances include an electric hob, extractor hood, oven, microwave oven combination, fridge/freezer, dishwasher and washing machine. There is a breakfast bar with seating for four and a dining area with plenty of space for table, sofas etc. There is a part vaulted ceiling with three skylight windows and triple panel of bi-folding doors opening to the rear garden. Travertine tiled floor runs throughout the kitchen/dining room.

First Floor

The landing has stairs rising to the second floor and panel doors to all rooms.

Bedroom 1 is a large double bedroom located to the front with fabulous views over the tree-lined Horsefair Green. There is a cast iron fireplace and a cupboards built in to the chimney breast recess. A range of fitted wardrobes spans one wall.

Bedroom 2 is a double bedroom located to the rear with a cast iron fireplace and built-in cupboard into the chimney breast recess. Sliding sash window to the rear.

Bedroom 3 is located to the rear. It has a cupboard housing the central heating boiler, a UPVC double glazed sliding sash window to the side and a door to an en-suite shower room. The shower room has a modern white suite comprising WC, wash basin set in vanity unit and a shower cubicle. Part tiled walls and a UPVC double glaze window to the rear.

The bathroom has a white suite comprising WC, wash basin, and a free standing roll top bath with mixer tap and shower attachment over. Sliding sash window to the side and part tiled walls.

Second Floor

The second floor has a small landing with a door leading to bedroom 4.

Bedroom 4 is a large double bedroom with two skylight windows to the front, a great roof top view, and a dormer window to the rear. It is currently used as a studio.

Outside

The front garden has steps leading up to the storm porch and the elevated garden is planted. It enjoys views over Horsefair Green.

The rear garden is paved with low maintenance in mind and has brick built raised planted beds. The garden is fully enclosed by fencing with rear gated access. A south easterly aspect.

Parking

Horsefair Green operates a residents only permit parking scheme and each permit is approximately £25 per annum.

Heating

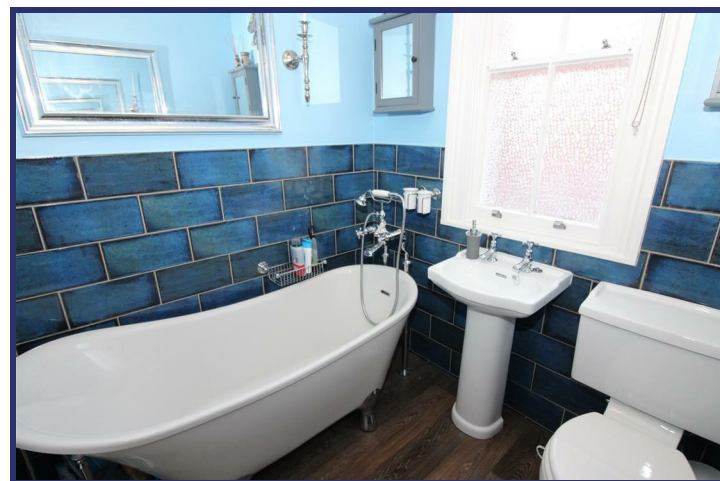
The property has gas to radiator central heating.

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.

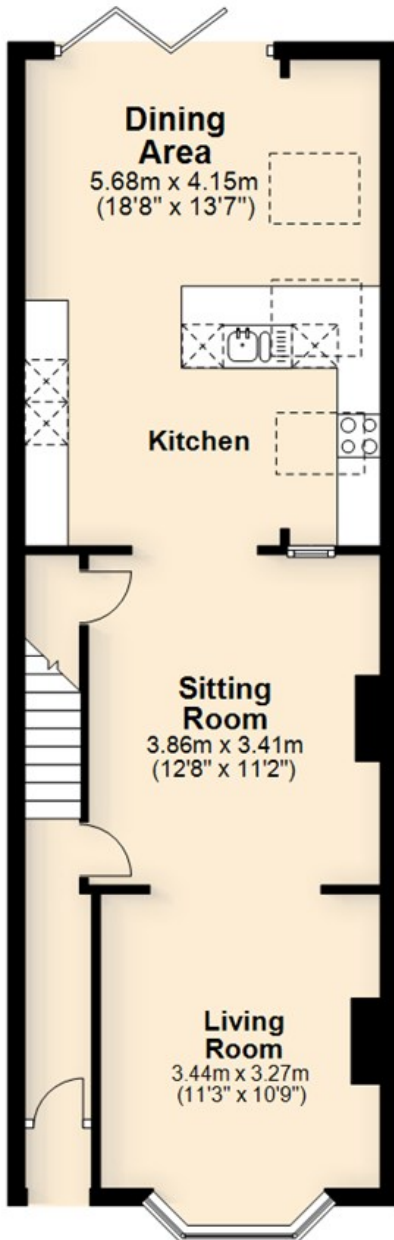
Disclaimer

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. Some items may be available subject to negotiation with the Vendor.

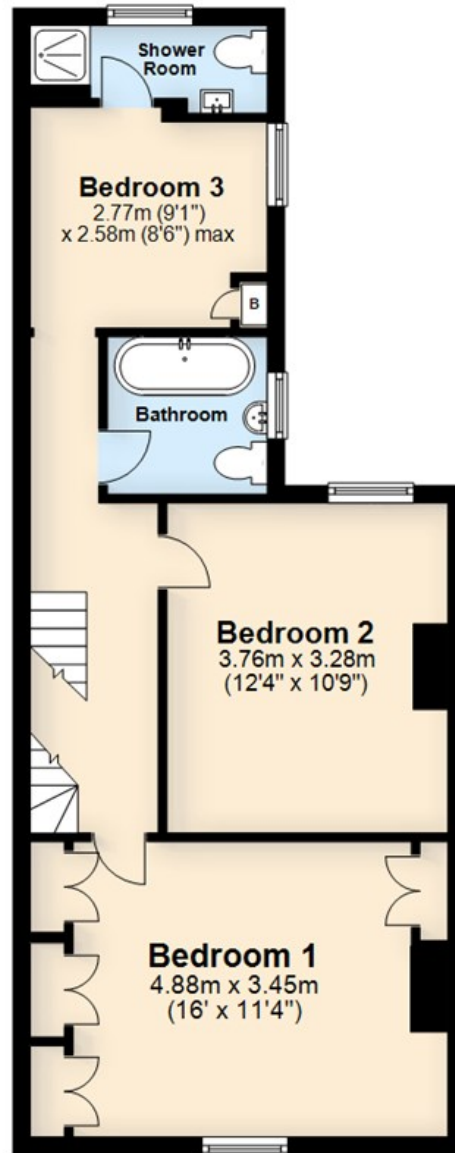




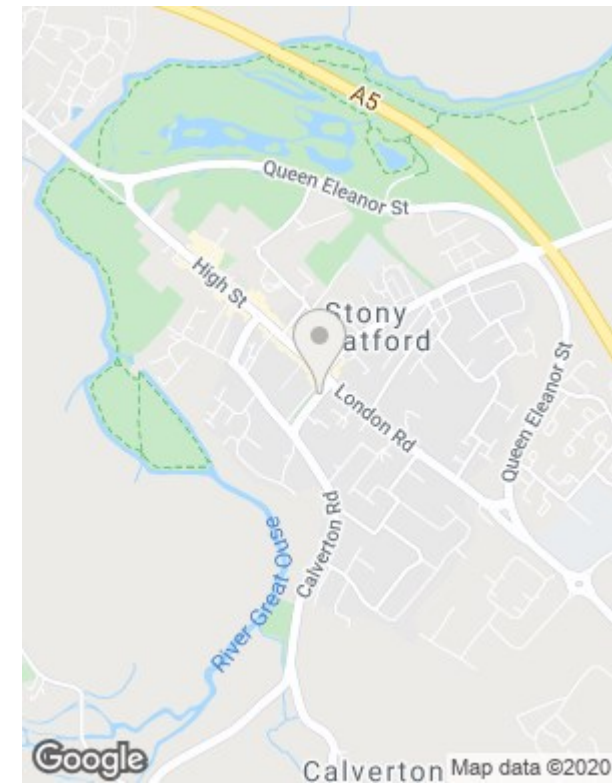
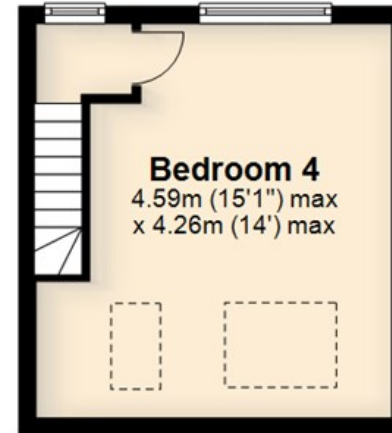
Ground Floor



First Floor



Second Floor



Viewing Arrangements

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59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	79
(69-80) C	
(55-68) D	
(39-54) E	46
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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 usually includes all areas of accommodation shown on the plan excluding garages. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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.