

19 Park Road

Sherington MK16 9PF

FINE & COUNTRY

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When a property with origins in Victorian times provides the potential for extension in the modern era and the result is a seamless and harmonious meeting of tasteful and well planned accommodation the result is a home of supreme quality providing all that present day lifestyles demand.

Standing in an impressive half acre of wooded and lawned garden with a breath taking koi carp pond at its furthest boundary, this distinctive detached property has substantial well proportioned accommodation arranged over two floors. A magnificent fireplace in the sitting room, a delightful Orangery looking over the gardens, a large garage/workshop capable of housing three cars, a music studio and various garden structures all make a contribution to create this superb dwelling which is quietly located at the end of a no through road. The accommodation comprises:
Entrance porch, Entrance hall, Cloakroom, Sitting room, Dining room, Kitchen and breakfast room, Utility room, Orangery with underfloor heating,, Five bedrooms, two of which have en suite facilities, Family bathroom, 3 car garaging and workshop space, off road parking, Soundproof music studio Around half acre of formal garden, Gas fired central heating. Solar panels.

About the property
Located in an entirely residential area at the terminus of a no through road this splendid detached property originated as a small cottage in the early 1900's. It has since undergone tasteful and sympathetic extensions at various times during the 20th century always mindful and in keeping with the property's origins. In fairly recent times the roof tiles and windows have been replaced as the current sellers have diligently maintained the home they have cherished and loved.





First Floor

On the first floor there are five bedrooms, two having en suite facilities, one with an Aqualisa remote control facility. The Master bedroom is elegant and spacious and apart from its en suite shower room has a custom built walk in wardrobe. The guest bedroom enjoys en suite facilities and thereafter there are three further bedrooms and a family bathroom.

Situation and property information

The property stands slightly elevated from the roadside with shrub planting to the front contained within stone retaining walls. A block paved driveway affords off road parking and access to a detached three car garage with workshop space. To the rear of the garage stands the soundproofed music room.
There are 2 solar arrays, both of 12 panels, one on the roof of the house which generates approx £1700pa tax free until 2035. The additional array is sited on the garage unseen from the house. This assists in reducing the general cost of supply to the property. More comprehensive information on this facility is available on request.







Exterior

Directly behind the property is a large expanse of patio assembled from random width flagstones which benefits from external lighting. The grounds extend away from the property on a slight incline with a central pathway bisecting the considerable areas of lawn. The lawns are populated with many and varied tree species to include willow, apple, silver birch and Canadian maple. The boundaries are defined by tall hedgerows providing privacy and seclusion. A large carp pond stands to the top of the garden and is a lovely feature. Additional two wooden outbuildings house the controls for maintaining the pond and also for provision of an irrigation system to assuage the needs of the gardens in warmer weather. There is also a Summer house which overlooks a further patio area at the head of the pond providing a tranquil seating area during the balmy summer evenings.







Location

The property is walking distance from amenities in the village of Sherington which has a Church, sports pavilion, and a village hall which hosts several regular groups including a toddler group, a historical society, and a youth club. There is also the renowned local hostelry "The White Hart" which is listed in CAMRAs “Good Beer Guide” and “Good Pub Food.” Sherington has a C of E primary school which is rated good by Ofsted. Secondary education is available at Ousedale schools in Newport Pagnell and Olney, or there is a bus to the Bedford Harpur Trust schools which are 13 miles away. For a wider range of amenities, the property is only 8 minutes’ drive from Newport Pagnell and is about 15 minutes’ drive from the array of amenities in the City of Milton Keynes which has one of the largest covered shopping centres in Europe, and numerous sports and leisure facilities including a theatre. Sherington is ideally positioned for those who commute to London as the direct train from Milton Keynes to Euston is just 32 minutes.







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.

Notice to 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.

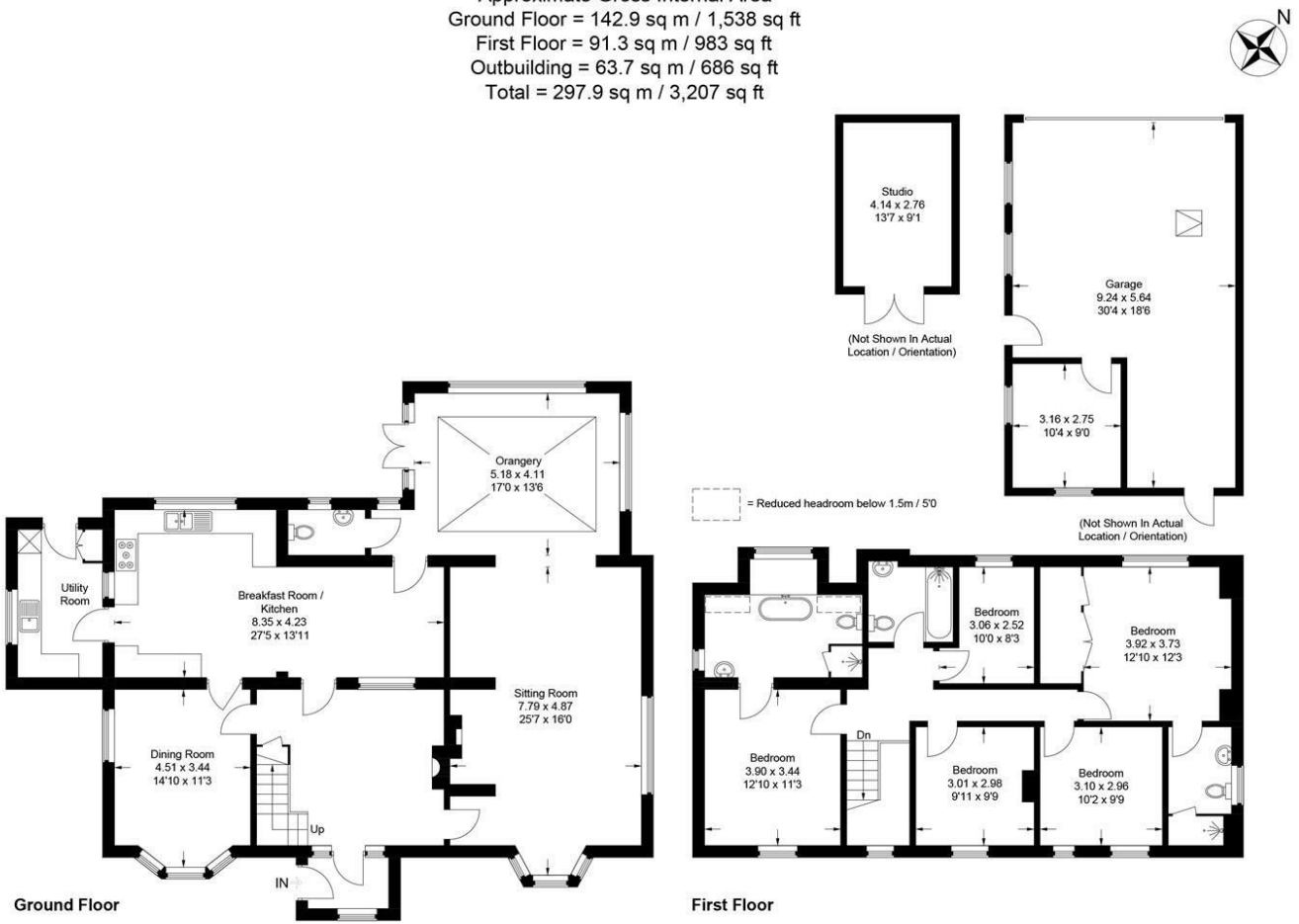






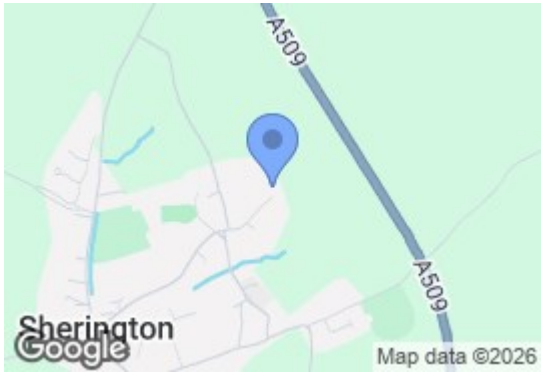


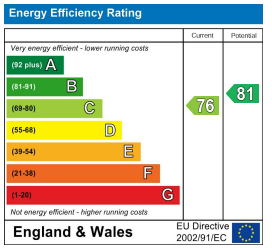
Approximate Gross Internal Area
Ground Floor = 142.9 sq m / 1,538 sq ft
First Floor = 91.3 sq m / 983 sq ft
Outbuilding = 63.7 sq m / 686 sq ft
Total = 297.9 sq m / 3,207 sq ft

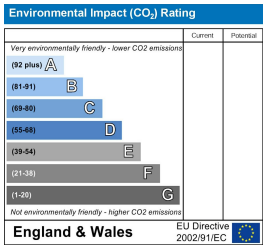


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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