



Church Lane, Deanshanger, MK19 6HF



25 Church Lane  
Deanshanger  
Northamptonshire  
MK19 6HF

**£735,000**

**A stunning and beautifully presented 4 bedroom detached period property with large gardens, parking and a garage.**

Behind the elegant facade of this fantastic family home lies a perfect blend of traditional living space with two separate reception rooms each with fireplaces along with modern open plan living with a large kitchen/family/dining room extending to 27'10" x 20'5", a study and a cloakroom. On the first floor there are four double bedrooms - the master bedroom with an en-suite bathroom and a family shower room. The well presented interior and retains period features such as fireplaces.

Outside the property has a driveway providing off-road parking, garage and a large landscaped rear garden, around 85' x 45' in size.

The property occupies a particularly nice position within the village conservation area facing a small green and the village church. Both schools are just a short walk away as are a number of shops.

A fantastic family home which must be seen to be appreciated.

- Stunning Detached House
- 3 Separate Reception Rooms
- Huge Kitchen/ Family Room 27'10" x 20'5"
- 4 Double Bedrooms
- 2 Bath/ Show Rooms
- 4 Feature Fireplaces
- Large Gardens (Approx 85' x 45')
- Garage & Driveway
- Lovely Location within Conservation Area
- NO UPPER CHAIN





### Ground Floor

The double glazed wooden front door opens to the entrance hall which has an attractive mosaic tiled floor, stairs to the first floor and doors to both reception rooms.

The living room, located to the front, has a cast iron fireplace with wooden mantelpiece and a tiled hearth. Coving ceiling and a double glazed sliding sash window to the front with plantation shutters. French doors open to a large kitchen/family room.

The separate dining room has a fabulous Victorian cast iron fireplace with tiled inserts, a slate mantelpiece and tiled hearth. Double glazed sliding sash window to the front with plantation shutters and door to the kitchen/family room.

The heart of this home is the large and stunning kitchen/dining/family room, extended to the rear by the current owners in 2018. Versatile in its use the room is currently used as a kitchen, dining area and sitting room. The kitchen area has a modern range of Shaker style units the floor and wall levels with a double under mounted ceramic sink with a mixer tap and separate boiling water tap. Composite stone worktops. A large central island has a combination of composite stone worktops and a lower level wooden dining table. A range of appliances include a large range cooker with 3 ovens, 5 ring gas hob and a hot plate. Integrated dishwasher, wine cooler and a side-by-side fridge/freezer with plumbed in water and ice. The island has an floor plinth vacuum unit. Double doors open to a pantry. Feature lighting with a number of inset spotlights, over counter lighting and plinth lighting.

The remainder of the room is a large sitting area which has a quadruple set of bifold doors opening on to the beautifully landscaped rear garden plus an additional glazed door to the rear garden, and doors to the study and cloakroom. The room has a partly vaulted ceiling with three skylight windows.

The large cloakroom has a white suite comprising WC and wash basin with vanity units and countertop.

The study located to the rear has French doors overlooking the lovely garden and windows to both sides. Door to the garage. With the attractive view over the garden this is an lovely space to work from.

### First Floor

The landing has a large airing cupboard, (1.9m deep) housing a hot water cylinder and the gas central heating boiler. Built in bookcase and doors to all rooms.

Bedroom 1 is a double bedroom located to the front with a period cast iron fireplace, a number of wardrobes built into the chimney breast recesses and a double glazed sliding sash window to the front with Plantation shutters.

The en-suite bathroom has a suite comprising wash basin set in vanity unit and a corner bath with shower and glass screen over. Tiled floor and part tiled walls. Coving to ceiling and access to loft.

Bedroom 2 is a double bedroom located to the front with a period cast-iron fireplace, wardrobes built into the chimney breast recesses, and a double glazed sliding sash window with plantation shutters.

A step leads down into bedroom 3, a double bedroom located to the rear with a built in wardrobes and a dormer window to the rear with a lovely open view over gardens to the rear.

Bedroom 4 is a double bedroom located to the rear with lovely views over gardens to the rear and a range of built-in wardrobes draws and a dressing table.

The family shower room has a large shower cubicle, WC with concealed cistern and wash-basin built into vanity unit with cupboards and drawers, tiled floor, fully tiled walls and a window to the rear. Column radiator with towel rail.

### Outside

The front garden is bordered by iron railings and neatly laid with shingle with a mosaic tiled path to the front door. A block paved driveway to the side provides off-road parking with gated access to the rear garden.

The property has large and beautifully landscaped gardens extending to around 85ft x 45ft. Two paved patio areas in natural stone are linked by a pathway. The

remainder of the gardens are laid with lawns on two levels with well-stocked beds. The gardens are enclosed by combination of brick walls, fencing and neat conifer hedge. Side gated access from the front of the property.

A brick outhouse has a window, power and light and has ben converted into a bar. Timber summerhouse/shed and further wooden shed.

### Garage

Large single garage with useful storage/ utility area to the rear, power and light and access via double swing doors. Some overhead storage in the roof space.

### Heating

The property has gas to radiator central heating.

### Notes.

A new slate roof was installed to the original house approximately 10 years ago. New timber double glazed sliding sash windows were installed to the front elevation approximately 4 years ago.

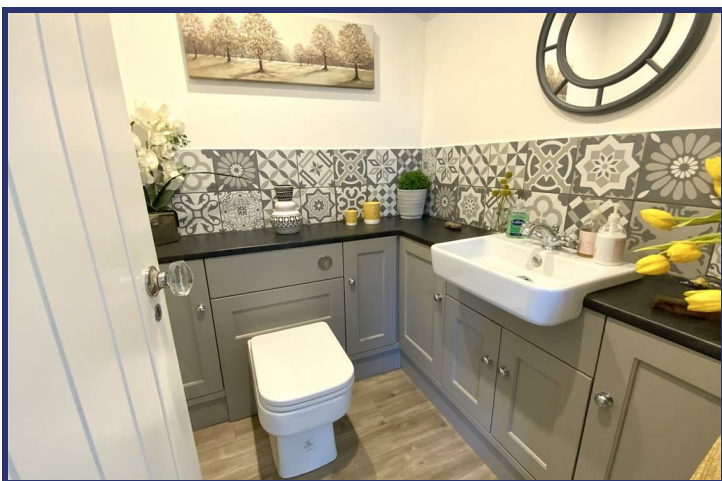
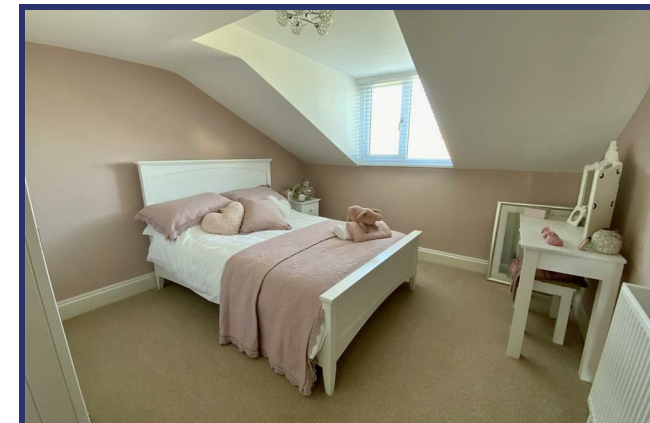
### Location - Deanshanger

Deanshanger is located just over the Bucks/Northants border in South Northamptonshire. It has some of the most comprehensive facilities of all the local villages to include several grocery shops, fast food takeaways, post office, hair dressers, pub, church, part time doctors surgery, village hall, sports club and a full range of education from pre-school, to junior school, and secondary school with sixth form. The attractive village green is in a conservation area and recent development in the village has ensured plenty of recreational space and parks are provided. In terms of transport there are excellent road links to Milton Keynes (with a main line station to London Euston (fastest trains just 30 minutes), Buckingham and Northampton. The historic coaching town of Stony Stratford is close by.

### Disclaimer

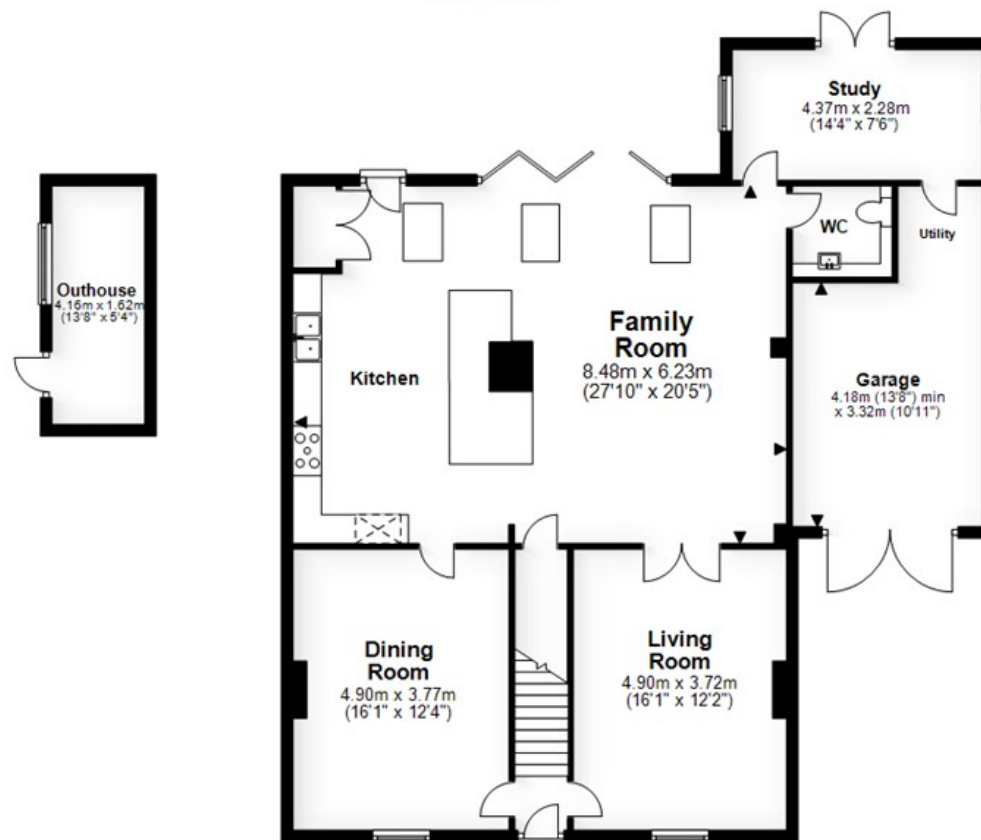
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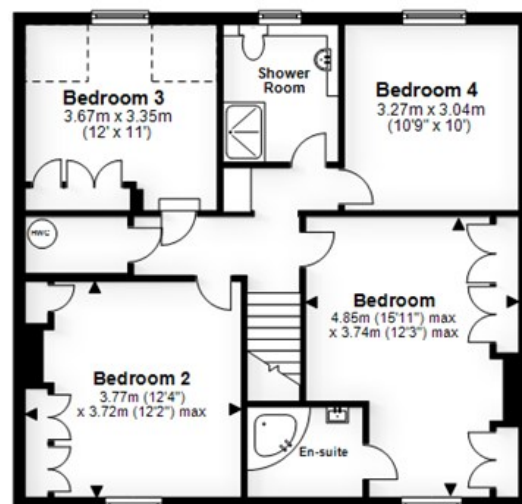




Ground Floor



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 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.



## Viewing Arrangements

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🖱️ carters.co.uk

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

