HARWOODS
Chartered Surveyors & Estate Agents

27 High Street, Sherington
Buckinghamshire MK16 9NU

£350,000 Freehold

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty.co.uk

Residential Sales
T : 01933 278591
E : res@harwoodsproperty.co.uk

Residential Lettings
T : 01933 221616
E : lettings@harwoodsproperty.co.uk

The Property Ombudsman
RICS

27 High Street, Sherington, Buckinghamshire MK16 9NU

Offered for sale with no onward chain; a charming bay-fronted two-bedroom period cottage in the idyllic village of Sherington. Positioned on the Buckinghamshire/Bedfordshire border, the house has been tastefully refurbished by the current owners, blending character features with a contemporary finish.

Featuring UPVC double glazing (where stated) and gas central heating; the accommodation comprises of a cosy front living room with an attractive stove fireplace, spacious dining room that opens onto the stylish, refitted kitchen with integrated appliances, and a modern refitted bathroom suite. To the first floor are two generous double bedrooms, with stairs rising to a versatile loft room.
Outside, to the rear is an attractive garden enjoying a sunny westerly aspect, along with a useful outbuilding complete with power and lighting.

Combining village charm with excellent connectivity, the property offers the best of both worlds. Sherington is a sought-after village offering a local shop, historic pub and hotel, primary school, and church, all surrounded by open countryside. The village combines a peaceful setting with great travel links being conveniently located within easy reach of the A509, providing excellent access to Milton Keynes and the popular market town of Olney. Junction 14 of the M1 is less than five miles away, while Milton Keynes Central railway station is approximately 9.5 miles , offering fast services to London Euston in around 35 minutes. Viewing is highly recommended.

The Accommodation comprises:
(Please note that all sizes are approximate only).

Lounge
14'5" x 11'3" (4.39m x 3.43m)
Enter from the front via UPVC double glazed door into the Lounge. Bright front room that features a double glazed bay window, laminate flooring, fireplace with stove and tiled hearth, radiator, and opening to the inner hallway. The inner hallway has a opening to the dining room and stairs leading up to the first floor.

Dining Room
14'10" x 11'3" (4.52m x 3.43m)
Spacious rear reception room that opens onto the kitchen. Featuring laminate flooring, radiator, understairs storage cupboard, window to the rear, and fireplace with stove and tile hearth.

Kitchen
18'10" (max) x 7'6" (5.74m (max) x 2.29m)
A real feature of the house is the smart contemporary kitchen that offers plenty of work top space, base and wall mounted cupboards, pull out drawers, ceramic hob, cooker hood, integrated oven, ceramic sink and drainer, integrated fridge freezer, plumbing for a washing machine, double glazed window and door to the side and feature window to the rear looking onto the rear garden. Laminate flooring, boiler cupboard housing the combination boiler and door to the bathroom suite.

Bathroom
Modernised, partly tiled bathroom suite that features a bath with shower over, WC, wash hand basin with vanity cupboard, radiator, and double glazed window to the rear.

First Floor
Small internal landing that is carpeted and has doors to both bedrooms.

Bedroom 1
14'3" x 11'3" (4.34m x 3.43m)
Lovely size principal bedroom positioned at the front of the house and features fitted carpet, double glazed window to the front, and radiator.

Bedroom 2
Good size second bedroom that features fitted carpet, double glazed window to the rear and door with stairs leading up to the loft room.

Loft Room
14'9" x 10'11" (4.50m x 3.33m)
Fitted carpet, and double glazed window to the rear.

Rear Garden
Colourful and well tended rear garden that enjoys a sunny, westerly aspect. The garden comprises of lawn area, gravelled patio, and decorative borders that features an array of plants and shrubs. Door to the store room and side gate leading around to the front of the house.

Work Shop
12'02" x 10'7" (3.71m x 3.23m)
Useful and versatile store room positioned at the rear of the garden. The room features power and lighting.

Council Tax
Milton Keynes Council. Band C rating.

Wanting to View?
To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk.

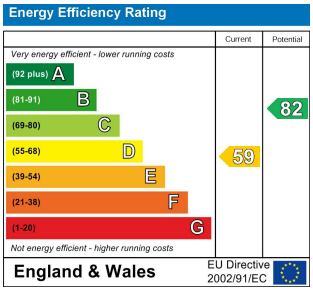
Referral Fees
Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

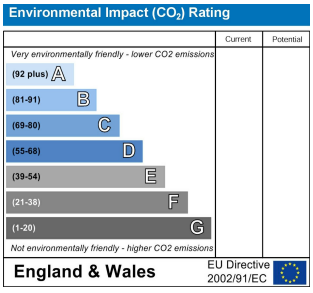
Important Note
Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

HARWOODS
Chartered Surveyors & Estate Agents





21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty.co.uk

Residential Sales
T : 01933 278591
E : res@harwoodsproperty.co.uk

Residential Lettings
T : 01933 221616
E : lettings@harwoodsproperty.co.uk

The Property Ombudsman
RICS