Old School Lane

Stoke Hammond Milton Keynes, MK17 9BW

Guide Price £900,000

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We are delighted to offer for sale this exceptional Grade II listed detached cottage, situated along the charming and historic Old School Lane in the heart of Stoke Hammond. Known as Orchard Cottage, this remarkable home dates back to the 16th century and forms part of one of the village's most characterful and historic settings. Over the centuries the cottage has been sympathetically extended and enhanced, creating over 2,400 sq.ft. of accommodation while retaining an abundance of original features including exposed beams, inglenook fireplaces and traditional latch and brace doors. Set within mature wraparound gardens, the property offers four bedrooms, multiple reception rooms and a detached double garage with additional accommodation above, making it a truly special home of both character and substance.

Location:

Old School Lane lies within the historic core of Stoke Hammond, one of Buckinghamshire's most attractive villages. The lane itself is particularly sought after, lined with period homes and steeped in local history, offering a peaceful setting with a distinctly rural feel. Stoke Hammond provides a welcoming village community with amenities including a village shop, post office, public house and recreation grounds. The surrounding countryside offers beautiful walks along nearby farmland and the Grand Union Canal, while leisure facilities such as Three Locks Golf and Country Club are also close by.

The village is conveniently positioned between Leighton Buzzard and Milton Keynes, providing easy access to a wide range of shopping, dining and leisure facilities. Leighton Buzzard mainline station offers direct rail services to London Euston, while excellent road connections via the A5 and M1 ensure convenient travel throughout the region. The area is also highly regarded for schooling and sits within catchment for the prestigious Aylesbury grammar schools.

Ground Floor:

The character of the home is immediately evident upon entering the property, where exposed beams and traditional detailing create a warm and inviting atmosphere. The entrance hall leads to the principal reception rooms including the sitting room and snug. The sitting room is a beautifully proportioned space with pleasant views over the gardens and ample room for a variety of furniture arrangements. An impressive inglenook fireplace with wood burning stove forms the focal point of the room, enhancing the sense of heritage and comfort. The snug offers an excellent additional reception space and also features a wood burning stove set within an inglenook fireplace. There are stairs leading to one of the two landings. This room flows naturally into the adjoining study, creating a flexible area ideal for home working, reading or relaxation, with doors opening onto the garden and access to an historic cellar. At the heart of the home lies the expansive kitchen/dining room, a farmhouse-style space perfectly suited to family life and entertaining. The kitchen is fitted with a range of wall and base level units and includes an island unit providing additional preparation space and storage. A striking red Aga sits proudly within the room, perfectly complementing the cottage's character. There is ample space for a large family dining table, while the open layout ensures the room remains both practical and sociable. The kitchen flows into the breakfast room, another charming space featuring a wood burning stove and doors opening to the rear garden, allowing natural light to fill the room and providing an excellent link to outdoor living. A second staircase rises from the dining area to the first floor.

First Floor:
The first floor is accessed via two separate staircases, leading to two distinct landing areas that enhance the cottage's characterful layout. At one end of the house are bedrooms two and three. Bedroom two is a generous double room with a large fitted wardrobe and space for bedroom furniture, and benefits from its own en-suite wet room. Bedroom three is another well proportioned room and connects through to a Jack and Jill shower room fitted with a low level WC, wash hand basin and shower cubicle. A central landing connects through to bedroom four and the master bedroom. The master bedroom is a spacious and tranquil room with ample space for bedroom furniture, while its charming features reflect the cottage's historic origins. The room benefits from a generous en-suite bathroom fitted with a low level WC, wash hand basin and panel bath. Bedroom four provides a further double bedroom, ideal for guests or family members.

Outside:
Orchard Cottage occupies a superb wraparound plot extending to approximately 0.43 acres, with mature gardens that perfectly complement the historic nature of the home. To the front, there is a bricked parking area in front of the garage, and a further parking area to the side with space for multiple vehicles. The front garden is attractively arranged with established planting and a pathway leading to the entrance. The gardens continue around the side and rear of the property, where a beautiful array of mature trees, shrubs and planted beds create a peaceful and private setting. A generous paved patio provides a wonderful entertaining space and features a charming pergola and wood-fired pizza oven, making it ideal for outdoor gatherings during the warmer months. Lawns extend beyond the patio with apple trees, flower beds and areas thoughtfully designed for both gardening and relaxation. A greenhouse and deliberately rewilded areas further enhance the natural character of the gardens. The detached double garage sits to one side of the property and includes a utility/store room to the rear. Above the garage is a hayloft providing additional storage or potential for alternative uses. A rare opportunity to acquire a historic Grade II listed cottage of exceptional character, set within beautiful gardens in one of the most sought-after parts of Stoke Hammond. Homes of this heritage, scale and setting seldom come to the market, and early viewing is strongly recommended to appreciate all that Orchard Cottage has to offer.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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