



High Street South | Stewkley | Buckinghamshire | LU7 0HR

Asking Price £650,000

# High Street South | Stewkley Buckinghamshire | LU7 0HR Asking Price £650,000

We are delighted to present this charming three double bedroom detached cottage with a distinctive barn conversion extension, set in the highly desirable Buckinghamshire village of Stewkley and within the grammar school catchment. With a beautiful mix of character features along with modern open-plan living, this superbly presented home offers generous and versatile accommodation ideal for family life. The accommodation includes four reception generous rooms, three double bedrooms, two bathrooms as well as a utility room and cloakroom. Enjoying a mature rear garden as well as off road driveway parking.

- A rarely available three bedroom detached character property extensively renovated and extended in 2014.
- Three further reception rooms including living room, sitting room and study.
- Two well fitted high specification bathrooms.
- Potential for a self contained annexe if required for a variety of uses including Air B and B.
- Stunning open plan kitchen dining and family room.
- Three double bedrooms.
- Useful utility room and downstairs cloakroom.
- Gravel driveway providing off road parking.

## Welcome to High Street South

A beautifully presented three double bedroom detached cottage, set in the highly sought-after Buckinghamshire village of Stewkley within the grammar school catchment. Originally extended and thoughtfully renovated in 2014, the home seamlessly blends character charm with modern family living. A striking former barn has been incorporated into the main residence, creating generous and versatile living space ideal for contemporary lifestyles.

The accommodation includes a welcoming entrance hallway, lounge, open-plan snug and study, and an impressive 24ft kitchen/dining/family room, alongside a utility room and cloakroom/WC. Upstairs offers three well-proportioned double bedrooms, including a principal suite with en-suite, and a spacious four-piece family bathroom.

Externally, the property enjoys a fully enclosed garden and a driveway, all presented in superb order throughout.

## Entrance Hall

Entering through the front door, you are welcomed into a characterful hallway with original terracotta tiled flooring underfoot and solid wooden doors leading to the living room and the sitting room. Stairs rise to the first floor, setting the tone for a home that blends period charm with practical family living. Here you have a versatile layout, the current occupier has enjoyed an Air B and B business with this side of the property creating a self contained area with a lounge, two bedrooms and a bathroom.





### Living Room

10'10" x 10'8" (3.32 x 3.26)

Positioned to the front of the house, the lounge is a cosy yet light-filled space, featuring a wooden double glazed sash window alongside a bespoke arched window detail. A central fireplace with inset log burner creates a natural focal point, making this an ideal room to retreat to in the evenings. You have doors leading to the entrance hall as well as the flexible study/living area.

### Sitting Room / Study

11'5" x 9'7" (3.49 x 2.94)

The sitting room and study form a generous L-shaped reception space, offering flexibility for both relaxed living and home working. With a sash window to the front as well as a further fireplace with inset log burner, the room has a warm, inviting feel, while the layout allows for clearly defined seating and work areas. French doors open out into the garden. Solid wooden doors lead through to the utility room and the impressive open plan living area. There is a useful understairs storage cupboard for coats and shoes.

### Kitchen/Dining Area/Family Room

24'9" x 24'8" (7.56 x 7.52)

To the rear of the house, the home opens up into an impressive kitchen/dining/family space designed with modern living in mind. Flooded with natural light from multiple Velux skylights, rear-facing windows and French doors, this is a bright and sociable beating heart of the home. The kitchen is well-appointed with a range of wall and base units, solid wood work surfaces, a central island with breakfast bar and space for an American-style fridge freezer. There is also a butler sink, integrated dishwasher and underfloor heating, while ample space remains for both dining and seating areas overlooking and opening into the garden. There is a secure front door which leads to the front of the property ideal for day to day access, deliveries and shopping unloading.

### Utility Room / Cloakroom

The utility room provides practical separation for laundry and additional storage, with space and plumbing for laundry appliances beneath the work surface. A door leads directly out to the garden, making it ideal for day-to-day family use and coming home with muddy boots after a countryside walk. There is a window to the side aspect. Accessed from the utility room you have a downstairs cloakroom fitted with a low level WC and a basin, window to the side aspect.

### Principal Bedroom

12'8" x 10'11" (3.87 x 3.34)

Accessed via its own staircase the principal bedroom enjoys a sense of privacy and separation. The room is a spacious area and features a striking vaulted ceiling with three Velux windows drawing in plenty of natural light, along with useful built-in storage within the eaves. This is a calm and well-proportioned space, with a door leading through to the en-suite.

### En-Suite

The en-suite is neatly finished with a fully tiled walk-in shower with rainfall head, wall-mounted wash basin and concealed cistern WC, complemented by a chrome heated towel rail. Frosted window to the side aspect for natural light and ventilation.

### Bedroom Two

11'2" x 10'8" (3.41 x 3.26)

A spacious double bedroom featuring exposed beams and dual aspect windows to the front and rear, creating a bright and airy feel. There is ample space for more bedroom furniture and further wardrobes, a further large storage cupboard adds practicality without compromising on floor space.

### Bedroom Three

11'2" x 9'7" (3.42 x 2.94)

Bedroom three is another well-proportioned double bedroom, also with character features including exposed beams and a chimney breast, alongside a front-facing window. Ample space for further bedroom furniture and wardrobes.

### Family Bathroom

The family bathroom is particularly generous in size and well-appointed, offering a four-piece suite including a freestanding bath, separate double shower, WC and wash basin with storage beneath. Exposed beams add character, while multiple windows provide natural light and ventilation.

### Garden

The rear garden is fully enclosed, creating a private and secure environment ideal for both families and entertaining. Predominantly laid to lawn with established borders and mature trees for privacy as well as a raised seating area. It offers a perfect balance of usable space and greenery, with a natural flow from the main living accommodation for indoor-outdoor living during the warmer months.





Approximate Gross Internal Area  
 Ground Floor = 95.2 sq m / 1,025 sq ft  
 First Floor = 57.8 sq m / 622 sq ft  
 Total = 153 sq m / 1,647 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.

© CJ Property Marketing Produced for Fine Homes Property

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	77	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>	

Duck End  
 Great Brickhill  
 Buckinghamshire  
 MK17 9AP

01525 261100

enquiries@finehomesproperty.co.uk