



High Street North | Stewkley | Buckinghamshire | LU7 0EP

Offers In Excess Of  
£600,000

## High Street North | Stewkley Buckinghamshire | LU7 0EP Offers In Excess Of £600,000

Set in the heart of the highly desirable village of Stewkley, this spacious four-bedroom family home offers over 2,000 sq ft of versatile accommodation, a detached double garage, generous driveway parking and a wonderful mature garden enjoying a 0.25 acre plot. With three separate reception rooms, a kitchen/breakfast room, well-proportioned double bedrooms and excellent potential to update/extend, the property combines peaceful village living with outstanding commuter links, excellent schools walking distance away and superb local amenities including two pubs and a shop. Offered for sale with no upper chain.

- Spacious four-bedroom family home extending to approximately 2,001 sq ft. No upper chain.
- Kitchen/breakfast room with breakfast area and direct access to the garden.
- Excellent scope to modernise, extend (subject to permissions) and personalise throughout.
- Large, mature rear garden offering a high degree of privacy, 0.25 acre plot.
- Three generous reception rooms including sitting room, dining room and study.
- Four well-proportioned double bedrooms and a family bathroom.
- Detached double garage with generous driveway providing ample off-road parking for up to four vehicles.
- Situated in the highly sought-after Buckinghamshire village of Stewkley.

### Welcome to High Street North

Set back behind a low brick wall with a path leading to the front door, this attractive detached double fronted red brick home occupies a prominent position on High Street North in the heart of Stewkley. The traditional façade is complemented by sash-style windows and a covered entrance with period detailing, while mature hedging provides a good degree of privacy to the front. A driveway to the side leads to a detached double garage and offers off-road parking for four vehicles, creating a welcoming first impression. There is side access around the garage leading to the garden and a secure gate which leads to a covered porch with a door to the side.

### Entrance Hall

The front door opens into an entrance lobby with a door straight ahead into the entrance hall. From here doors lead to all principal rooms downstairs and stairs rise to the first floor.

### Sitting Room

23'11" x 13'10" (7.29 x 4.24)

The sitting room is a well-proportioned dual-aspect room, filled with natural light from large sash-style windows overlooking the front and side of the property. Offering generous space for both seating and reading areas, with a large freestanding shelving unit providing useful display and storage space which can remain if required. A wide opening connects through to the adjoining kitchen/breakfast room.





### Study

12'0" x 9'3" (3.66 x 2.84)

The study provides a useful and versatile reception room overlooking the front of the property. Currently arranged as a home office, it offers ample space for a desk and storage, making it well suited to those working from home it could also be enjoyed as a play room or further reception space.

### Dining Room

12'2" x 11'8" (3.71 x 3.58)

The dining room is a well-proportioned reception room. Positioned between the entrance hall and kitchen, it provides a practical layout with an open archway creating an easy connection to the kitchen/breakfast room. There is ample space for a large dining table and additional furniture.

### Kitchen/Breakfast Room

17'7" x 9'3" (5.36 x 2.82)

The kitchen/breakfast room is fitted with a range of matching wall and base units, complemented by generous worktop space and integrated appliances including a double oven and electric hob. A central peninsula provides additional preparation space and informal seating, while there is room for a breakfast table positioned beside the glazed doors overlooking the rear garden. Flooded with natural light, the room enjoys direct access to the patio through the French doors.

### Inner Lobby

Accessed from the kitchen there is a lobby area which makes a useful boot room/utility room. From here you have access to the shower room and a door leading to the side/driveway.

### Downstairs Shower Room

A well-appointed shower room is conveniently located off the kitchen/breakfast room, fitted with a WC, shower cubicle and wash hand basin.

### Bedroom One

12'2" x 11'10" (3.71 x 3.61)

Bedroom one is a generous double bedroom overlooking the front of the property, with a large window providing plenty of natural light. There is space for a comprehensive range of wardrobes, overhead cupboards and a built-in dressing table offers excellent storage while maximising the available floor space. The room comfortably accommodates a double bed and additional bedroom furniture.

### Bedroom Two

12'2" x 11'6" (3.71 x 3.53)

Bedroom two is another well-proportioned double bedroom, enjoying an outlook over the rear garden. The room benefits from a range of fitted wardrobes, providing excellent storage while retaining plenty of floor space.

### Bedroom Three

10'9" x 10'9" (3.28 x 3.28)

Bedroom three is a generous double bedroom, currently arranged with twin single beds, making it ideal for children, guests or flexible family use. The room enjoys a bright dual aspect with a large window allowing plenty of natural light, while its generous proportions provide ample space for additional furniture if desired.

### Bedroom Four

10'7" x 10'7" (3.23 x 3.23)

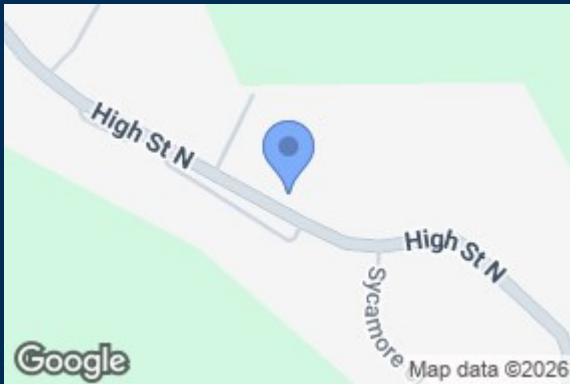
Bedroom four is a well-proportioned and versatile room, currently arranged as a study with space for a desk, shelving and occasional seating. A large window provides excellent natural light, creating an ideal environment for home working or reading, while the generous floor area means the room could easily accommodate a double bed if required.

### Family Bathroom

The family bathroom is fitted with a white three-piece suite comprising a pedestal wash hand basin, panelled bath with shower attachment and glazed shower screen, together with a WC. A large window provides plenty of natural light while also offering ventilation.

### Garden

The rear garden offers a generous and private outdoor space with plenty of scope for families, keen gardeners or those simply looking to enjoy the setting. A paved terrace extends across the rear of the house, providing an ideal spot for outdoor dining and entertaining, before opening onto a large lawn bordered by mature trees, established shrubs and planting. The garden enjoys a good degree of seclusion and a peaceful outlook. The overall plot offers excellent space and potential for further landscaping or enhancement, subject to any necessary consents.



Approximate Gross Internal Area  
 Ground Floor = 90.5 sq m / 974 sq ft  
 First Floor = 66.8 sq m / 719 sq ft  
 Garage = 27.5 sq m / 296 sq ft  
 External Store = 1.1 sq m / 12 sq ft  
 Total = 185.9 sq m / 2001 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                  |
|---------------------------------------------|---------|------------------------------------------------|------------------|
|                                             | Current | Potential                                      |                  |
| Very energy efficient - lower running costs |         |                                                |                  |
| (92-100) <b>A</b>                           |         |                                                | (82-91) <b>A</b> |
| (81-91) <b>B</b>                            |         |                                                | (61-81) <b>B</b> |
| (69-80) <b>C</b>                            |         |                                                | (49-60) <b>C</b> |
| (55-68) <b>D</b>                            |         |                                                | (35-48) <b>D</b> |
| (39-54) <b>E</b>                            |         |                                                | (19-34) <b>E</b> |
| (21-38) <b>F</b>                            |         |                                                | (11-30) <b>F</b> |
| (1-20) <b>G</b>                             |         |                                                | (1-20) <b>G</b>  |
| Not energy efficient - higher running costs |         |                                                |                  |
| England & Wales                             |         | England & Wales                                |                  |
| EU Directive 2002/91/EC                     |         | EU Directive 2002/91/EC                        |                  |

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