



2 BARNWELL COTTAGES

Market Square, Hanslope, MK19 7LW



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ESTATE AGENTS



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Market Square, Hanslope, MK14

Total GIA Floor Area | Approx. 86sqm (926sqft)



2 Bedrooms



2 Receptions



1 Bathroom

Features

- Thatched, limestone cottage
- Grade II Listed
- No onward chain
- Stunning views of Hanslope Spire
- Located in the heart of the village
- Two double bedrooms
- Two reception rooms
- Front garden with superb views
- Off-road parking

Description

A Grade II Listed, thatched, limestone cottage set in the heart of Hanslope village with spectacular views of the famous Hanslope Spire. This pretty cottage, dating back to medieval times, has been lovingly and sympathetically restored by the current owners and provides two double bedrooms to the first floor with kitchen / breakfast room, sitting room and bathroom to the ground floor. Outside is a small front garden together with outbuilding and off-road parking for one vehicle. The property is within walking distance from the heart of the village facilities including post office, convenience store, newsagents, butchers, and public houses.



This pretty thatched cottage is situated in the heart of the historic village of Hanslope and the location provides a perfect balance for people who want to live in the idyllic countryside but still maintain the benefit of towns and cities being close by.

The Property

Entrance:

Opening into the kitchen / breakfast area, the traditional, panelled front oak door has a large, leaded light vision panel with brass ironmongery and a delightful, thatched canopy over with limestone support walls and timber framework.

Kitchen / Breakfast Room

The kitchen/breakfast area is a dual-aspect space with a three-unit window overlooking the front garden and additional natural lighting from casement windows on the rear elevation with chamfered reveals. There is a feature fire surround with large, gas fired traditional two burner Aga stove with two door oven and part-tiled reveal with chamfered timber beam over.

Floors are finished with traditional, terracotta tiles and ceilings have exposed, chamfered ceiling beams with oak joists. Walls comprise a mixture of plastered stonework with some areas of exposed, roughly-hewn limestone and traditional slatted and ledged, timber doors with T-bar hinges open to the sitting room and bathroom. A flight of part-painted, elm stairs lead to the first-floor accommodation with cut pile runner carpet. There is an original chamfered slip window with stained glass halfway up the stairwell.

The kitchen overlooks the cottage-style front garden with spectacular onward views to Hanslope Spire and is fitted with a range of traditional pitch pine units with timber work surfaces and a vintage 1950s Millersdale, stainless steel base unit and sink with double drainer and pillar taps.

Sitting Room

The sitting room is a good-sized space with exposed chamfered ceiling beam and joists with natural lighting via a three-unit, individually glazed casement window to the front aspect again providing views of Hanslope Spire. Floors are finished with contrasting buff and red terracotta tiles in a checkerboard pattern and there is a large feature fireplace with wood burning stove and Edwardian mahogany timber surround. Additional features include a reclaimed, ecclesiastical, leaded light window and deep set pippy oak timber lintel above the front window.

Downstairs Bathroom

Located to the rear left hand-side of the property, the traditionally styled three-piece suite includes ceramic wash hand basin with pedestal and chrome pillar taps, bath with chrome mixer tap and shower cradle and WC with low-level cistern. Walls have half height ceramic tiling, and ceilings have exposed timber joists. The left-hand side wall is finished with oak panelling and there is a large chamfered, two-unit timber casement window with exposed limestone reveals and oak seat. Floors are finished with marble effect acrylic tiles.



The Property

First Floor Landing

The first-floor galleried landing has solid balustrading to the stairs and good natural lighting from a decorative, leaded light to the right-hand side gable. Traditional slatted and ledged timber doors with T-bar hinges and Suffolk latches lead to the bedrooms and there is a large airing cupboard with slatted shelving housing the hot water cylinder. A timber ceiling hatch provides access to the steeply pitched roof void which has potential for conversion subject to statutory approvals.

Bedroom One

Bedroom one is located to the left-hand side of the property and is a large, double bedroom with three unit, individually glazed window overlooking the front garden and with onward views to Hanslope Spire. Floors are finished with cut pile carpet and walls are neutrally decorated.

Bedroom Two

Located to the front right-hand side of the property, bedroom two is a further double bedroom with three-unit window to the front elevation, again providing views over the front garden and to the Spire of the Grade I Listed Church. Floors are finished with cut pile carpet and there is a traditional, Victorian open fireplace with decorative tiled hearth and painted metal surround.



Outside Areas

Front Aspect:

The property is approached via a shared gravel drive which leads to double-swing timber gates opening into the front garden. The south facing garden has a boarded, gravel pathway leading to a shallow, block paved patio area and the thatched canopy above the main entrance door. Either side of the pathway are lawned areas with established shrubs and plants with seating areas perfect for a coffee morning or afternoon tea to take in the lovely views beyond.

A small outbuilding, with power and water, provides a useful storage area and there is off road parking for one vehicle.



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Location

This pretty thatched cottage is situated in the heart of the historic village of Hanslope and the location provides a perfect balance for people who want to live in the idyllic countryside but still maintain the benefit of towns and cities being close by. Hanslope is located on the border of Buckinghamshire and is a convenient 15-minute drive from Milton Keynes Central Railway Station.

For those inspired by the outdoors, Hanslope offers a wealth of opportunities to get back to nature and stay healthy. The River Tove runs along the bottom of the valley to the south of Hanslope and flows into the Ouse, just North of Old Wolverton. There are numerous country parks and estates nearby to explore together with the stunning Salcey Forest – a former medieval hunting ground offering endless walking and cycling trails with 600-year-old oak trees and a cosy café for refreshments.

The focal point of the village is the impressive Hanslope Spire of St James the Great which can be seen from the cottage. The Church is a Grade 1 Listed Building and holds an annual open day where visitors are able to climb the tower and enjoy the wonderful views over the Buckinghamshire and South Northamptonshire countryside.

For a small village Hanslope is well provided for in terms of local amenities including a handy range of shops with butchers, post office, and convenience store. There are also two pubs and an Ofsted rated 'outstanding' primary school.

Local Authority: Milton Keynes City Council

Services: Electricity, Gas, Water, Drainage

Council Tax: Band D **EPC:** N/A

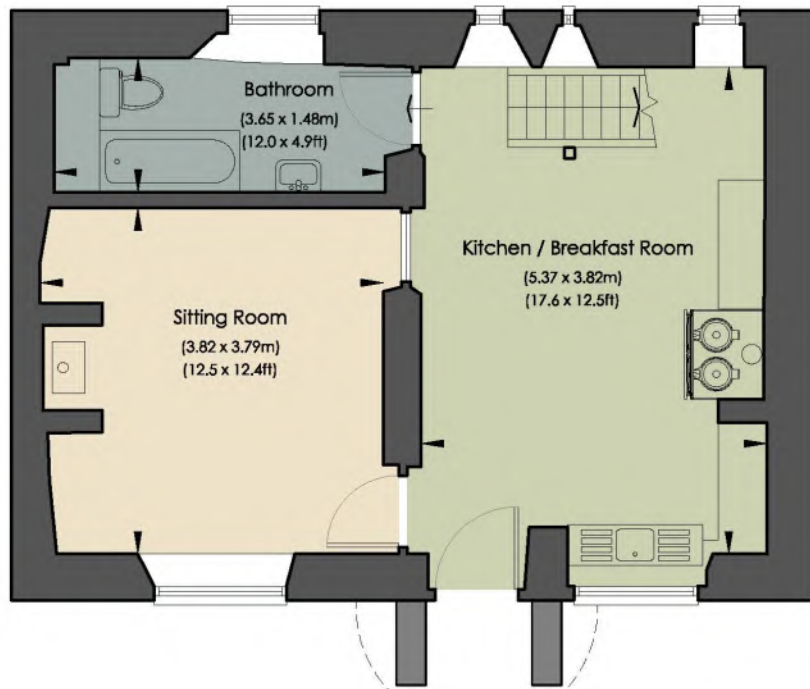
Agents Note:

Please note that these particulars are subject to the approval of the Vendors. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible.

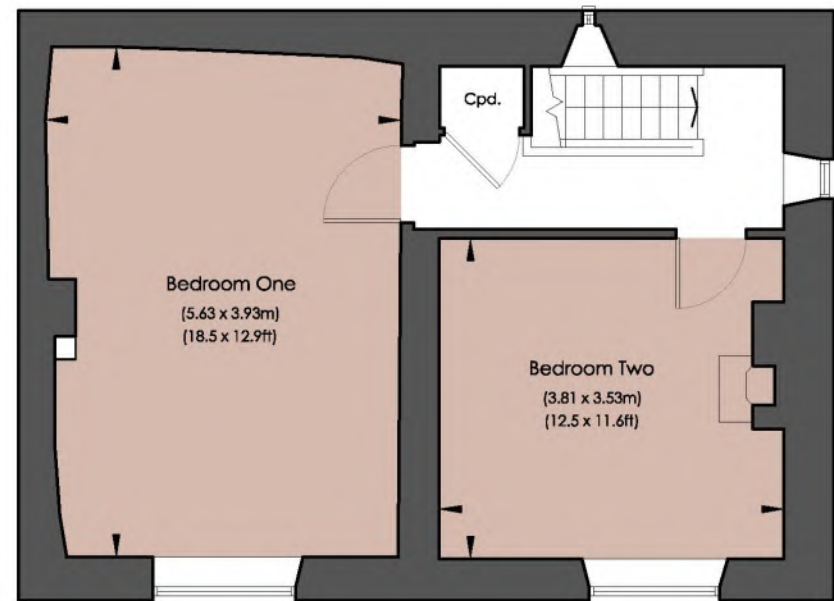
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GROUND FLOOR GIA = 43 sqm (463 sqft)



FIRST FLOOR GIA = 43 sqm (463 sqft)

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Approximate GIA (Gross Internal Floor Area) Inc. Garage = 86 sqm (926 sqft)



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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.





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