

4A The Old Chapel, Crofts End

Sherington, Buckinghamshire MK16 9NE



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Country Bolthole, Airbnb Investment, or Lovely Home – Close to every facility, including Milton Keynes Station

A wing of a gorgeous, Grade II-listed, former Non-Conformist Chapel, a lovely one-bedroom country cottage in the historic Buckinghamshire village of Sherington – excellent pub and shop yards along the lane, mainline railway station just 15 minutes away in Milton Keynes, from where you can reach London in just over 30 minutes – oh, and ultrafast broadband too.

Sherington lies between the quaint market town of Olney, with its antique shops, William Cowper Museum, numerous eateries and supermarket, and Milton Keynes, home of the famous shopping centre, cinemas, water sports at Willen Lake and Xscape, with its ski slope, sky diving and high ropes course.

The village is a couple of miles equidistant of the small town of Newport Pagnell and Emberton Country Park, which was England's first country park, with 200 acres of parkland where you can walk, run or cycle around four lakes, through wooded glades and meadows. Sail or fish to your heart's content. Have a bite to eat in the café or take your own picnic.

Bedford and Northampton are within easy reach and a short drive will take you to Woburn Abbey Safari Park, Castle Ashby and Bletchley Park, once the top-secret home of the WWII code breakers. Silverstone Race Circuit, just 30 miles away, hosts the British Grand Prix, MotoGP, touring cars and driving experiences.

The Old Chapel could barely be better placed for attractions and for travel, but it's also in a super little village, surrounded by wonderful walking country. As an investment, it makes a super rental or holiday home. Or as your full-time home or weekend country retreat, you can look forward to the cares of the day falling away as soon as you turn into the village.



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AT A GLANCE

Leasehold (125 years from 1998) with share of freehold - £50 per month paid to The Old Chapel Crofts End Management Company Limited for maintenance of communal areas and to add to sinking fund / Ground rent of £60-180 per annum

- Double bedroom, with built-in wardrobe and fitted, fully shelved cupboard / Hatch to loft
- Shower room (linked to bedroom)
- Living room, with space for sofa, as well as table and chairs
- Kitchen (designed as kitchen/dining room, but would need to be reconfigured to revert), with single bowl, single drainer, inset stainless steel sink; integrated built-under refrigerator; integrated built-under freezer; built-under Hotpoint oven, ceramic hob and chimney hood; space for washing machine
- Gas central heating – Ideal combi Boiler
- Communal gardens, front and back
- Gravelled communal parking (or unrestricted parking on Crofts End itself)

FURTHER FACTS & FIGURES

- Ultrafast Full fibre 900 (BT's best service) / Council tax band: B / Grade II-listed
- Milton Keynes Railway Station: 8 miles – fast trains to London: 32 minutes
- Village facilities: The White Hart Free House, Hotel and Restaurant / Shop / Village Hall / Playing fields and Pavilion / CofE Primary and Pre Schools



What a lovely approach to your new home, along the tree-lined lane that is one of the oldest roads in the village, once called Calves Lane, and with its fair share of historic houses. Indeed, the village is steeped in history, having been given away by William the Conqueror nearly 1000 years ago to one of his followers, Geoffrey de Mowbray, Bishop of Coutances. A near neighbour, at the bottom of what is now Crofts End is the moated Manor House. The Old Chapel is in good company.

The Old Chapel is a youngster compared to the Manor House, despite having been built in 1822 (glance up at the date tablet in the dentilled pediment above the blind circular window). It's just as beautiful, though, with its hipped, slate roofs above dentilled eaves, wonderful chequered red brick and gorgeous, arched windows. It has also played a full part in the history of Sherington, having been a place of worship from its inception until the late 1980s. It now provides lovely homes, of which your wing is one, for just a handful of fortunate people.

Communal gardens surround the Old Chapel, with lawns at the front and back of your wing. And you have parking in the gravelled area, bird song welcoming you from majestic maple and yew trees.

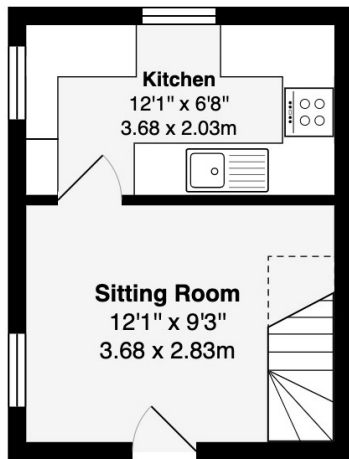
Step into your living room and instantly feel at home. A home that is at once a cottage and a duplex apartment. You never feel short of space. Relax on the sofa and watch a film and look forward to intimate dinners for two (or more). Your kitchen has oven, hob, fridge and freezer all built in, and there's plenty of storage space. Your lovely bedroom is a great size and there's oodles of space in your shower room.

Sit outside with glass of something in the summer sunshine. Wander along the lane to collect provisions from the shop, and drink (and dine) at the wonderful White Hart, Sherington's C18th Free House. A holiday maker staying here remarked that "the Old Chapel is in a fantastic little village and is in a great location for Milton Keynes and the surrounding countryside. It has everything we needed for a comfortable stay." As an investment or home, The Old Chapel is great value.

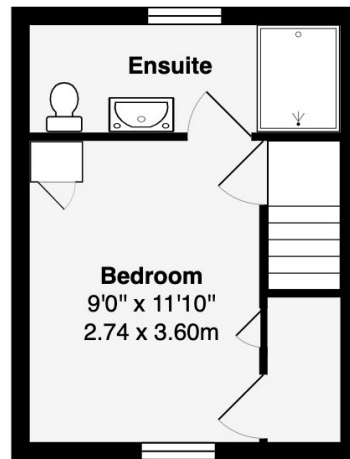




Denotes restricted height



Ground Floor



First Floor

Total Area: 396 ft2 ... 36.8 m2

This brochure, including the boundary and floor plans (not to scale), is a guide only and nothing within it forms part of an offer or contract. All dimensions are approximate.





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To discuss this unique home or one you wish to sell, please contact us.

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