



1 HERITAGE COURT

CLIFTON REYNES | OLNEY

£750,000 FREEHOLD

 **Merrys** | Town & Country Homes
SINCE 1815

1 Heritage Court | Clifton Reynes | Olney | Buckinghamshire | MK46 5FW

A most impressive stone built barn conversion situated within a delightfully rural location surrounded by open countryside.

Enviably countryside location | Stone built courtyard barn conversion | Five bedrooms |

Modern kitchen with an abundance of integrated appliances | Easy access to Milton Keynes, Bedford and Northampton | Three modern bathrooms | No chain



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SINCE 1815

Wootton Hope Drive, Northampton, NN4 6DY
MERRYS.CO.UK

The Property

A most impressive stone built barn conversion situated within a delightfully rural location surrounded by open countryside.

Situated within this most sought after location being on the outskirts of the desirable village of Clifton Reynes and the Georgian market town of Olney Merrys are delighted to offer for sale this five bedroom barn conversion situated within a secure gated courtyard development. Bastion Homes, who are renowned locally for the quality of their craftsmanship a high quality fixtures and fittings, developed these barns in 2007 to create a secure private gated community of just six homes.

The ground floor offers a most spacious 40ft living room with solid flooring, log burner and dual aspect picture windows. The living room leads into the high quality kitchen/family room. The fully fitted kitchen offers integrated appliances to include induction hob, dishwasher, three ovens and a coffee machine. There is also a freestanding American Style fridge freezer. There is also a ground floor bedroom/study and a shower room.

The main bedroom offers panoramic views over open farmland and beyond. There are built in wardrobes and a re-fitted bathroom en-suite. The three remaining bedrooms are all double in size and are complemented with a four piece re-fitted bathroom.

Externally the rear garden is low maintenance. There is a superb summer house with power which would be ideal for a home office/studio.

There are wonderful walks to the nearby villages and Olney being only a 20 minute walk away.

Clifton Reynes is ideally located with easy access to Milton Keynes, Bedford and Northampton. The desirable market town of Olney is approximately 2.5 miles away. The village also offers the Robin Hood public house.

Tenure


Freehold

Local Authority

Milton Keynes

EPC Rating: D

Viewings

You are welcome to view by appointment. Please call Merrys on (01604 767400 .







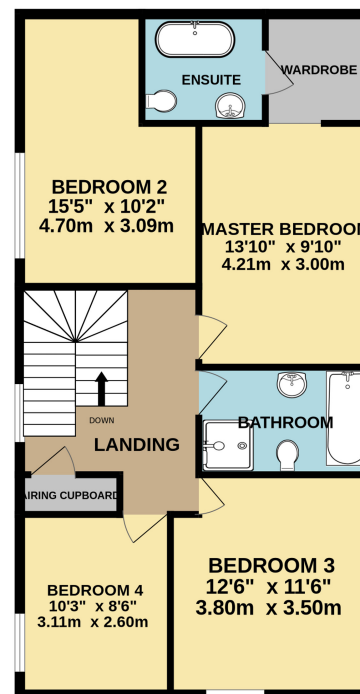
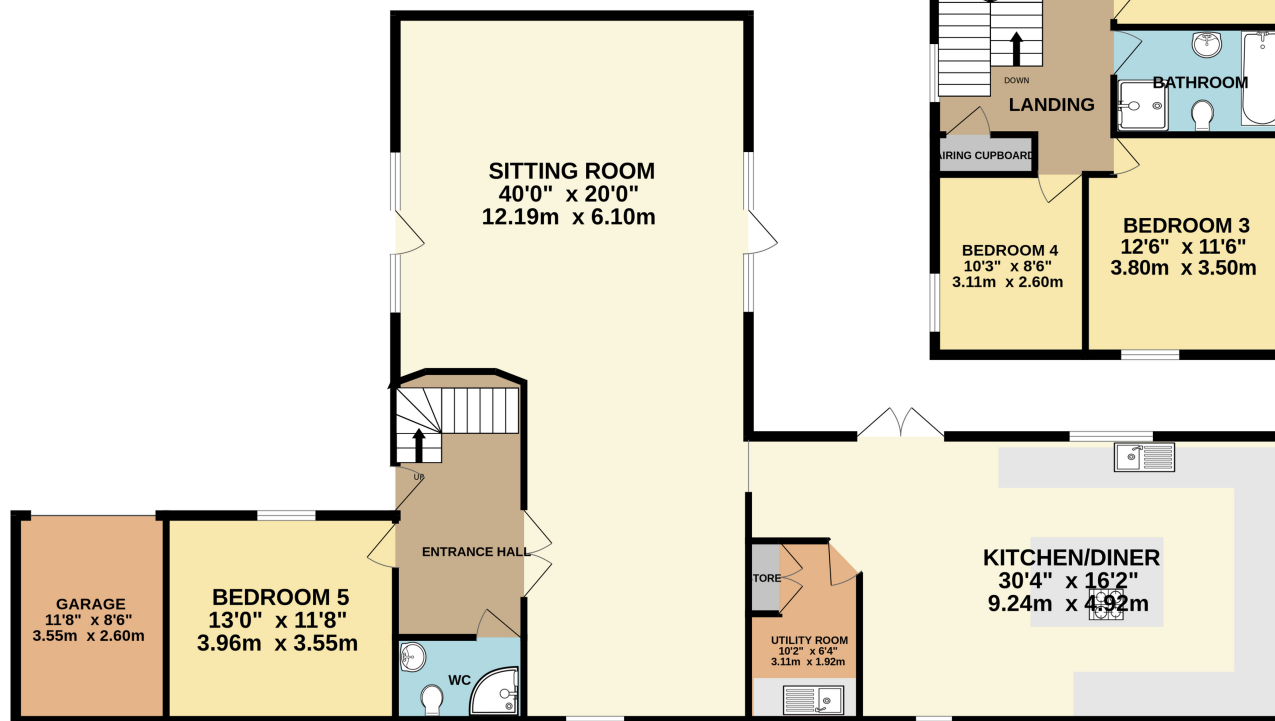
TOTAL FLOOR AREA : 2312 sq.ft. (214.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1ST FLOOR
772 sq.ft. (71.7 sq.m.) approx.

GROUND FLOOR
1541 sq.ft. (143.1 sq.m.) approx.



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