

# The Loft, The Old Stoneyard

Lavendon, Buckinghamshire MK46 4FB



PERFECTLY  
CONNECTING  
PEOPLE AND  
PROPERTY







## Modern, Energy-Efficient, Barn-Style, Stone Family Home, with Fabulous Kitchen

A highly energy-efficient, 4-double bedroom, rose-clad, stone home in an exclusive, no through development of only eight individually designed houses within the North Buckinghamshire village of Lavendon, close to the historic market town of Olney. Built at the turn of the decade by a local developer, The Loft has a single garage and parking for four cars, with its garden backing onto the parish copse, a haven for wildlife and wildflowers. It's now ready to welcome only its second ever family.

With Lavendon little more than 20 minutes from Milton Keynes, Northampton, Wellingborough and Bedford, you have your fair share of railway stations to choose from for travelling. Bedford, with its fast trains to London in under 40 minutes and its world-renowned Harpur Trust schools is only 9 miles away. The M1 and other major roads are within easy reach if travelling by car.

Olney, with its supermarkets, antique shops and numerous eateries, not to mention the catchment secondary school, is just over a couple of miles along the country lanes. Yet there are an unusual amount of facilities in Lavendon itself, with not one but two great pubs, each offering something different, and a post office and shop for you to stock up on provisions and collect the morning newspapers. You'll be able to grow your own veg. at the thriving allotments.

Wander down the road with the children to their lovely little primary school, to the Pre-school held in the pavilion on the edge of the playing field, where there's also a super play park and outdoor gym. And to Sunday service at the Grade I-listed, Anglo Saxon Church of St Michael. Everything's within a few hundred yards of your new home.

And your dog will be only too pleased to lead you through the copse into the fields, or for miles of wonderful walks, not least across glorious countryside to the adjoining Bedfordshire village of Harrold, taking in views to die for. The whole family are going to be very happy at The Loft.



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## AT A GLANCE

**4 double bedrooms, 3 bath/shower rooms – as follows:**

- Main bedroom, with fitted wardrobes and bathroom, with separate shower
- Guest bedroom, with Shower room
- 2 further double bedrooms, one with fitted shelving (currently used as a hobby room)
- Bathroom, with freestanding bath and separate shower
- Kitchen/Breakfast/Dining/Family room – open plan, with island and bifold doors to garden. Appliances: Undermounted ceramic sink; Neff built-in single oven with slide & hide door, built-in electronic microwave, warming drawer, 5-zone induction hob and ceiling hood; integrated dishwasher and washing machine; integrated tall freezer and separate tall refrigerator; 600mm wine cooler; bin system and other pull-out interiors
- Sitting room, with windows at each end
- Hall, with understairs coat and shoe cupboard and Cloakroom / Landing, with access to loft (part-boarded, with light)
- **Garage, with sink and space for appliances**
- Mains gas central heating (Ideal Logic Max boiler – under warranty) **to underfloor heating downstairs and radiators upstairs** / High performance windows
- Garden, with shed / Driveway parking for 4 cars / 2 communal visitor spaces
- Sinking fund charge: currently £40 per month



## FURTHER FACTS & FIGURES

- BT's Superfast fibre broadband availability / Council tax band: E / **EPC rating: B (very good)**
- Bedford Railway Station: 9 miles – fast trains to London: 39 minutes
- Catchment schools: Ousedale Secondary, Olney: 2.5 miles / Lavendon Primary / Private schools in Bedford
- **Also in Village: 2 pubs, shop and post office**



Turn into The Old Stoneyard and it feels like being part of a special community within the wider village community. Immaculate and full of character, with a young magnolia welcoming you to your new home – so much to look forward to in the years ahead.

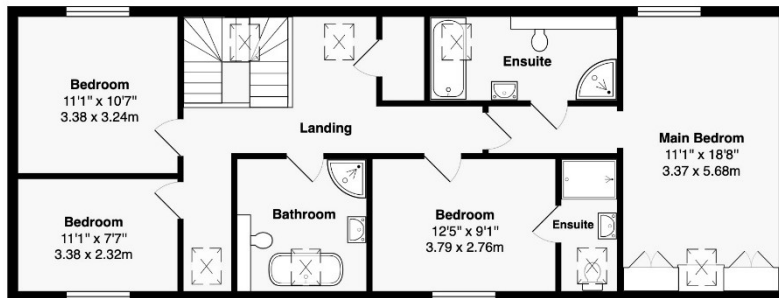
And inside, the feeling is of space and style, huge porcelain tiles underfoot in a hall large enough to sit in, giving way to oak in a sitting room that stretches the entire depth of the home, natural light pouring in through windows at both ends. The oak and glass staircase takes you to a peaceful landing that makes a great study or reading area – there's plenty of room for books –, to a bathroom, with its irresistibly tempting freestanding bath in which you can wallow under the stars, and, of course, to four double bedrooms that belie the age of the house.

With the sloping-ceilinged character of a period property, The Loft has all the space that a modern family needs, for children, for guests and for you, your super bedroom suite, overlooking the copse, complete with dressing area, and both bath and shower.

Space for each member of the family to be by themselves, but oodles of space to come together, not least in the hub of the home. Wow! Striking, handleless kitchen furniture, topped by beautiful quartz, housing every conceivable, high-end appliance, from warming drawer and electronic ovens (one with door that slides away) to induction hob, the steam from which is drawn through the ceiling at the touch of a button; from family-sized fridge and freezer to washing machine and dishwasher, all hidden away. An array of pull-outs, including bin system, makes things all the easier.

Breakfast at the island, loll on the sofa in front of the television, entertain friends at the dining table, bottle plucked from the wine cooler. With bifold doors extending it all outside to the terrace, eat al fresco in summer, surrounded by sweet-scented lavender and serenaded by birdsong from the copse – a wooded wonderland for both child and dog. But in wintertime, with warm floors underfoot and high-performance windows and insulation designed for maximum comfort, your new home is at once cosy and spacious.





**Area of House: 1725 ft2 ... 160.2 m2 (excluding garage)**

**Area of Garage: 205 ft2 ... 19.1 m2**

**Total Area: 1930 ft2 ... 179.3 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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