

Cobblestones

Newton Blossomville, Buckinghamshire MK43 8AL



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Delightful, 18th Century Cottage and Garden, With Outbuildings Offering a Variety of Uses

A gorgeous, 3-bedroom, unlisted, stone home in the heart of the conservation area of the lovely Buckinghamshire, riverside village of Newton Blossomville, with a pretty, southeast-facing cottage garden, single garage and driveway parking, and a range of small, former cart barns which have variously been used as garden and music rooms, gym and outdoor office. Originally a barn itself, dating back to at least 1700, Cobblestones, whilst having scope for adding value, is simply delightful.

Within cross-country walking distance of Bedfordshire's Turvey, with its pubs, butcher's, village stores and post office, and Buckinghamshire's market town of Olney, with its numerous eateries, antiques, supermarkets and independent shops, not to mention surgery, pharmacy and optician, Newton Blossomville has everything close by, despite being in the middle of wonderful countryside.

Take a look at a map and it's as if major roads were designed to leave Newton Blossomville in perfect peace yet within easy reach to allow quick access to the M1, 8 miles away, Milton Keynes Shopping Centre about 11 miles, and also just 8 miles away, Bedford, with its fast trains to London in 40 minutes and its world-renowned private schools. The fastest trains from Milton Keynes reach the Capital in little more than half an hour. Luton Airport is just 30 miles from your front door.

Within the village itself, the Reading Room, hosts regular events and societies for the friendly community, from garden to arts clubs, WI to Harvest Festival. The 11th century Church of St Nicholas also plays a central role in the community, and The Old Mill Inn has recently reopened to the delight of villagers and those from further afield who have already stayed there. Moreover, the village has its own primary school that was recently rated by Ofsted 'Outstanding' in all areas.

To have all this in such a small village is one thing. But you can also wander out of your garden gate into the quiet no through lane to the side of your garden, and within yards be in the fields with your dog. You can pop down to the wonderful River Great Ouse for a swim, or paddle downstream, keeping your eyes open for otters. Yes, this is your new home, but living at Cobblestones may feel more like being on holiday.



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AT A GLANCE – 3 bedrooms / Conservation area

- First Floor: Main bedroom, with built-in and fitted wardrobes / Further double bedroom
- Bathroom, with freestanding bath (with bath/shower mixer) and separate shower
- Galleried landing – study and reading area – with built-in cupboard and stairs to top floor
- Inner landing, with large hatch to top floor still in place for ease of moving furniture
- Top floor Third Bedroom (Guest Suite), with sitting room area and shower room / Eaves storage space
- Kitchen/Breakfast room, with Blanco ceramic sink; Bosch induction hob; Zanussi double oven; spaces for freestanding dishwasher and fridge/freezer behind bespoke doors
- Sitting room, with inglenook multifuel Clearview stove (HETAS certificated / Pumice-lined, vermiculite-insulated chimney) – 2 areas, one of which could be a dining area
- Hall, with Cloakroom (built-in cupboard, with plumbing for washing machine) / Open porch
- Garden room, with French doors to terrace
- Study/Music room
- Storage heating / Megaflo hot water system / Some secondary glazing
- Outdoor store/workshop and separate office/gym / 2 former privies – now wood and coal sheds
- Single garage, with driveway parking for one car
- Southeast-facing Garden, with decked area and fitted parasol / Terrace, with canopy / Well, with pump and tap for watering the garden



FURTHER FACTS & FIGURES

- BT fibre 2 broadband availability / Council tax band: F / EPC rating: E
- Bedford or MK Railway Stations: 8 or 12 miles – fast trains to London: 40 / 31 minutes respectively
- Schools: Newton Blossomville Primary: 100 yards / Ousedale Olney Secondary & 6th Form: 5 miles
- In village: The Old Mill Inn – pub, restaurant and hotel / Private Schools in Bedford



Sweet-scented lavender lines the low stone garden wall. Push open the picket gate, the blackbird singing its welcome from the rowan hanging over the arch. Wander along the cobbled path that gave your new home its name, past beautiful, blossoming crab apple and cherry trees and the old well which waters the prettily planted borders. Both blue and white wisteria clothes the cottage walls and by the time you reach the lovely, jasmine-clad porch, you can't help having already fallen in love with Cobblestones.

Step inside onto the sandstone flags and into the cosy, beamed sitting room, with its beautiful inglenook fireplace and huge stove that throws heat throughout the home come wintertime, such that the heaters are often not needed. With two distinct areas here, there's room for a dining table, too, freeing up space for a sofa and coffee table, perhaps, in a kitchen fitted with rather charming, painted, handmade furniture. But it's your choice – upstairs and downstairs, there's oodles of flexible space.

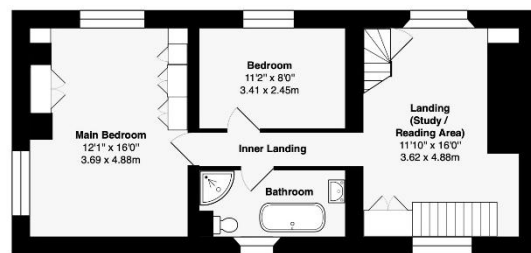
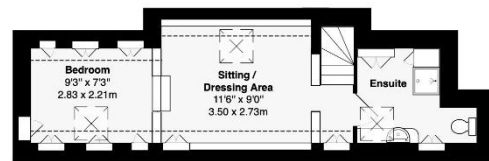
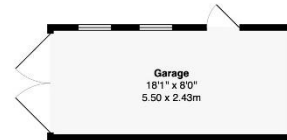
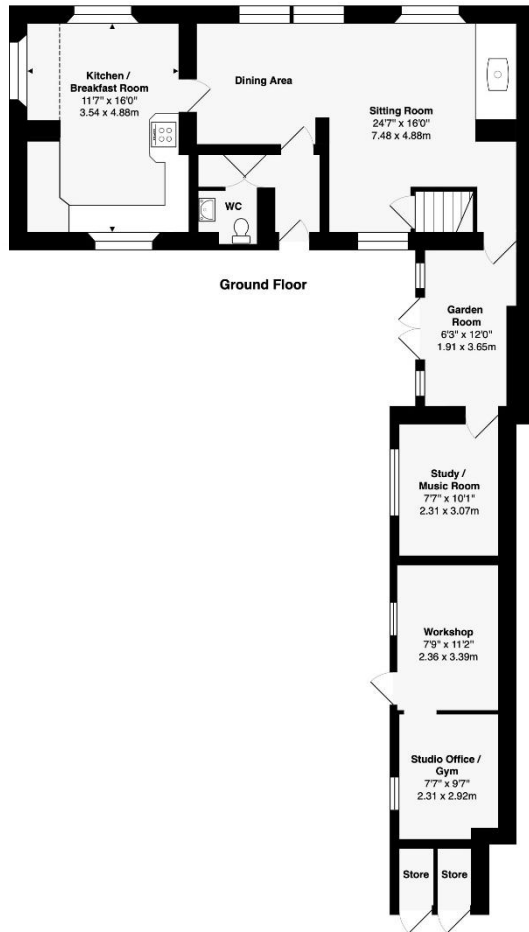
Though you may need to duck - or grouse - through certain doorways, there's also plenty of height. And natural light, which pours through low-silled sash windows, many with window seats that add to the wonderful cottage feel.

For many years, Cobblestones was owned by Jack and Toni Martin. Having made his name helping John Huston direct the iconic film, 'Moby Dick', Jack converted the loft for their grandchildren to resemble the deck of the Pequod, complete with trapdoor and ship's wheel. The wheel has long since disappeared, with the top floor now a beautiful, vaulted ceilinged guest suite, complete with sitting room, gorgeous timbers and fabulous views.

The main bedroom is currently below (again, you can choose), also with vaulted ceiling, wonderful outlook and stylish, adjacent bathroom. As well as the third lovely bedroom, you have a delightful galleried landing on this floor for study or reading. And, downstairs, you have another possible study, as well as a peaceful garden room which opens to an equally peaceful, unoverlooked garden.

Eat al fresco on the terrace beneath the canopy; relax with glass of something under the fitted parasol, gazing back at your beautiful cottage and surrounded by scented, white roses. Hollyhocks spring up from paths; vines and roses drape over pergola walkways; bees busy themselves amongst pretty spiraea and hibiscus; blue tits nest in unlikely places – a glorious, nature-filled haven.





Area of House: 1638 ft2 ... 152.2 m2

Area of Garage: 144 ft2 ... 13.3 m2

Area of Workshop, Studio Office / Gym: 195 ft2 ... 18.2 m2

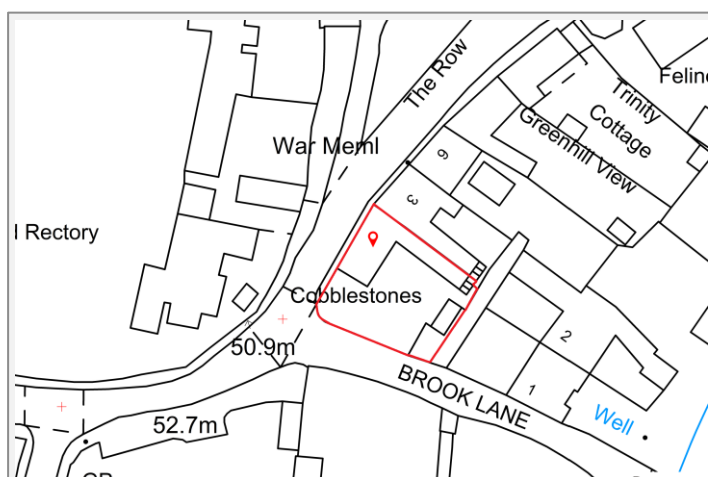
Total Area: 1977 ft2 ... 183.7 m2

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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PROPERTY AGENTS

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

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