

Stephen Oakley & Co



*EMOTWELL FARMHOUSE PETSOE END EMBERTON BUCKINGHAMSHIRE MK46 5JL*

**PRICE GUIDE £700,000.00 FREEHOLD**

*EMOTWELL FARMHOUSE OCCUPIES A SUBSTANTIAL AND MATURE PLOT OF ALMOST HALF AN ACRE AND IS IDYLLICALLY SITUATED IN THIS ISOLATED AND SEMI-RURAL SETTING, YET IS WITHIN EASY REACH OF THE THRIVING AND HISTORIC MARKET TOWN OF OLNEY.*

*THIS CHARMING 18<sup>TH</sup> CENTURY STONE-BUILT DETACHED FAMILY HOME IS APPROACHED BY A LENGTHY DRIVEWAY WHICH PROVIDES AMPLE PARKING AND LEADS TO A DOUBLE GARAGE. THE PROPERTY IS FILLED WITH COTTAGE CHARM AND CHARACTER INCLUDING AN OPEN FIREPLACE, EXPOSED CEILING BEAMS, STRIPPED WOODEN DOORS AND A WOOD BURNING STOVE. THE COSY ACCOMMODATION INCLUDES THREE RECEPTION ROOMS AND THREE DOUBLE BEDROOMS AND THERE IS SOLID-FUEL FIRED RADIATOR HEATING.*

*THE EXPANSIVE AND ESTABLISHED GARDENS EMPHASISE THIS RUSTIC SETTING AND PROVIDE PEACEFUL, SECLUDED AND INTERESTING SURROUNDINGS ALL YEAR ROUND.*



## **ACCOMMODATION**

### **ENTRANCE PORCH:**

*Wooden front door. Windows to side aspects.  
Part glazed door to;*

### **RECEPTION HALL: 12'11 x 11'3 max**

*Brick-built fireplace with quarry tiled hearth and inset wooden beam. Window with views over the lane, the stream and the garden to the rear aspect. Exposed ceiling beam. Stairs rising to first floor with understairs storage cupboard. Radiator. Wall lights. Wooden door to;*



### **KITCHEN: 12'11 x 6'10**

*Fitted in shaker-style units comprising single bowl and double drainer stainless steel sink unit with cupboard under. Further matching range of base and high level units with underlighting, complementary work surface areas and tiled splash areas. Electric cooker point. Plumbing for washing machine. Space for tall fridge/freezer. Floor mounted 'Trianco' solid fuel boiler. Windows to front and rear aspects. Glazed door to;*



***DINING ROOM: 12'6 x 9'6 max, plus door recess***

*Stone-built open fireplace with quarry tiled hearth and wooden mantle. Exposed ceiling beams. Window to front aspect. Wall lights. Radiator. Door to;*



***SITTING ROOM: 12'8 max x 12'6***

*Wood burning stove set in integral fireplace with quarry tiled hearth. Windows overlooking the gardens to the front and rear aspects. Exposed ceiling beams and exposed stone wall. Radiator.*



**FIRST FLOOR LANDING:**

*Window overlooking the garden to the rear aspect.  
Wall lights. Stripped wooden doors to connecting rooms.*

**BEDROOM ONE: 13'1 x 11'1 to wardrobes**

*Windows overlooking the gardens to the front  
and rear aspects. Range of fitted wardrobes. Radiator.*

**BEDROOM TWO: 12'11 x 8'5 max**

*Windows overlooking the gardens to the front and rear aspects.  
Radiator.*



***BEDROOM THREE: 9'4 max x 9'2***

*Window to front aspect. Radiator.*



***BATHROOM:***

*White suite comprising pedestal hand wash basin, low flush wc and panelled bath with mixer tap and shower attachment. Tiled to water sensitive areas. Heated towel rail. Radiator. Airing cupboard housing hot water tank. Access to loft space. Window to front aspect.*



***OUTSIDE:***

*Long gravel driveway providing parking for several vehicles and leading to;*



***DOUBLE GARAGE:***

*Stone built and divided into two separate garages with roof storage space and power and light connected. Up and over doors and a window to the side aspect.*



***FRONT GARDEN AREA:***

*Expansive, well-kept lawns are complemented by a wealth of mature trees and an assortment of established flower and shrub beds and borders, which provide interest and colour throughout the seasons. There is a concrete patio area directly in front of the house with outside lighting and an outside water tap. Open access on both sides lead to;*





***REAR GARDEN:***

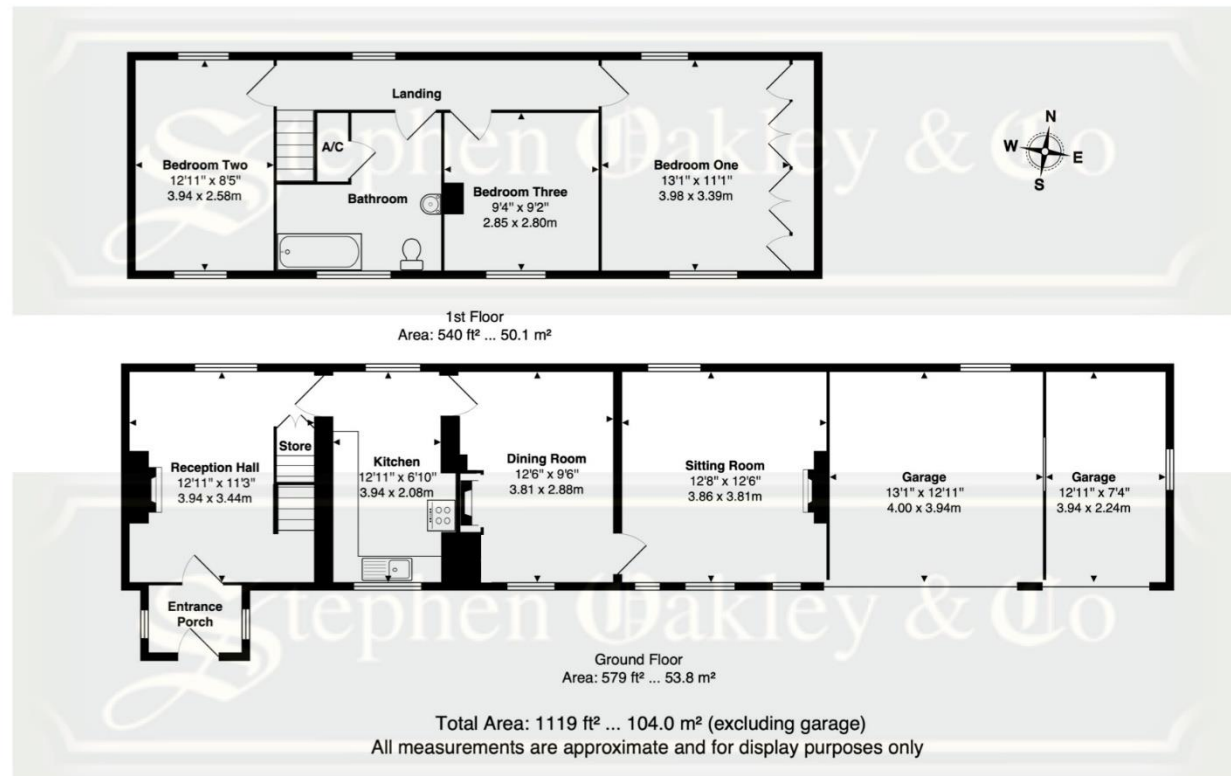
*A substantial and mature garden area circumnavigated by a natural stream and mainly laid to lawn with a number of established trees, providing a generous degree of privacy. There is a garden shed and a wood store.*





***Council Tax Band: F***  
*Milton Keynes City Council*

**FLOOR PLAN:**



**AGENTS NOTE :**

*Whilst we endeavour to make our property particulars accurate and reliable including all measurements, we must inform you that as estate agents we have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.*

*The purchaser is advised to obtain verification from their solicitor or surveyor to their own satisfaction.*

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