



SUNNYSIDE, 2 BRIDGE STREET
OLNEY

JACKSON-STOPS 



2 BRIDGE STREET, OLNEY, BUCKINGHAMSHIRE MK46 4AB

TOTAL APPROX. FLOOR AREA 2,758 SQ FT / 256.2 SQ M (excluding garage/outbuilding)

A SUPERBLY PRESENTED GEORGIAN TOWN HOUSE LYING ON THE BORDERS OF THIS POPULAR MARKET TOWN WITH A ONE ACRE PADDOCK WITH RIVER FRONTAGE.



DISTANCES

CENTRAL MILTON KEYNES - 10 MILES

BEDFORD - 11 MILES

M1 JUNCTION 14 - 7 MILES

LONDON - 55 MILES

GROUND FLOOR

- Entrance Hall
 - Sitting Room
 - Dining Room
 - Second Sitting Room
 - Kitchen/Breakfast Room
 - Utility Room With WC
-

FIRST FLOOR

- Landing
 - Inner Landing
 - Main Bedroom With Dressing Room & Ensuite Shower Room
 - Two Further Double Bedrooms
 - Family Bathroom
-

SECOND FLOOR

- Landing
 - Bedrooms 4 & 5 (Both Doubles)
-

OUTSIDE

- Electric Gated Driveway With Parking Space For Several Cars
- Two Storey Coach House
- Workshop
- Mature Walled Gardens Plus A One Acre Paddock With River Great Ouse Frontage

THE PROPERTY

A rare opportunity to acquire a period Grade II Listed house on the edge of Olney, a thriving market town in North Buckinghamshire. Enjoying a prominent position fronting onto Bridge Street, over recent years the house has been extensively and sympathetically refurbished to an extremely high standard by the current owners. The house provides substantial family accommodation set out over three floors and is full of charm and character with numerous attractive features that include lovely fireplaces, exposed timber floors, cast iron radiators and many exposed timbers. The stone walled garden is delightful offering both privacy and protection with wonderful views across to St Peter and St Paul's church. The original two storey coach house overlooks the garden, with paddock and river beyond, it offers huge potential, subject to planning, to create annexed living facilities or a stunning home office. Located outside the walled garden is a grass paddock which leads to the mill race allowing access to the River Great Ouse. A viewing is essential to appreciate the lifestyle opportunities this superb character property has to offer.

GROUND FLOOR

A stained glass door opens into the entrance hall from which all ground floor rooms radiate. It has ornate tiled flooring and a staircase rises to the first and second floors, there is a store cupboard underneath the stairs. The sitting room is extremely impressive and enjoys a dual aspect with French doors opening into the garden, it has working shutters to the windows. This well-proportioned room is part panelled and a brick fireplace houses a 'Clearview' wood burner set on a flagstone hearth. A door leads to the dining room which is also dual aspect with working shutters and a French door onto the drive. The principle feature of this room is a cast iron fireplace with decorative tiling and wooden surround. Across the hallway is a second sitting room with open fireplace, a slate hearth and decorative wooden surround and mantelpiece. To one side are recessed cupboards along with shelving with a further full height storage cupboard.





A door opens through to a stunning kitchen/breakfast room which lies at the rear of the house and enjoys wonderful views over the pretty walled garden and to the church. The kitchen/breakfast room has a light and airy feel with roof windows allowing plenty of natural light. It is extensively fitted with handmade kitchen units by Thomas & Thomas together with ample granite work surfaces and a 1¾ bowl stainless steel sink. Built in Miele appliances include double oven with warming drawer, four ring induction hob, dishwasher, freezer and a full height fridge. Double doors open to the terrace and garden. There are Fired Earth wall tiles and limestone floors in both the kitchen and utility room, with electric underfloor heating. The utility/cloakroom has handmade fitted cupboards, a Shaws ceramic sink, timber work surfaces and a WC.

FIRST FLOOR

Stairs rise to a half landing where they divide and rise again to the first and second floor bedrooms. The extensively oak panelled master bedroom enjoys elevated views across the garden, churchyard and paddock with river beyond. It has the original cast iron fireplace with inset blue and white tiling. A door opens to a dressing room with fitted wardrobes and drawers. A further door leads to the en-suite shower room fitted with a white suite comprising a large shower cubicle, pedestal wash basin and low level W.C. It has oak flooring and two cupboards, one houses the Megaflor hot water tank, the other houses the Worcester gas fired central heating boiler. This room can also be accessed via the landing. Bedroom two is dual aspect with views over the paddock, it has a cast iron fireplace. Bedroom three has a window to the front and an attractive fireplace. Also on this floor is the family bathroom fitted with a white suite of bath with shower over, a wash basin and a low level WC.





SECOND FLOOR

A staircase rises up to the second floor landing with a store cupboard and access to two further double bedrooms. Bedroom four is dual aspect with views over the paddock, bedroom five has a window to the front.

OUTSIDE

At the side of the property is a driveway with double electric gates allowing access to the rear garden. There is parking space for several cars and this drive sweeps past the rear of the house to the Coach House. The walled rear garden lies mainly to the south-east of the house and there are two paved terraces. This sheltered garden enjoys a high degree of privacy with the church providing a wonderful backdrop. The main part of the garden is laid to lawn and edged on three sides by well stocked herbaceous borders offering a profusion of colour during the summer months. Holly hedging provides excellent screening and there are numerous rose bushes and an apple tree.

COACH HOUSE

The wisteria-clad former two storey Coach House lies to the east of the main house and is constructed of brick and stone under a slate roof. It is both light and airy and offers great potential to create an annexe or studio. The ground floor is currently used as a workshop/garage/garden store. A wooden staircase allows access to the first floor studio/games room/store and has spectacular river views. It is connected with power and light. There is also an adjoining workshop with a sink.

THE PADDOCK

To the south of the house, the paddock, known as Lordship Close, benefits from its own vehicular access onto Bridge Street and extends in total to just over an acre. The paddock borders the churchyard to the east and enjoys extensive frontage onto the mill race allowing access onto the Great River Ouse. Parkland railings define the northern boundary and a mature spinney runs along the western boundary, also enclosed by parkland railings.





LOCATION

The property is within easy walking distance of the shops and restaurants in the market square which forms the heart of this thriving town, with Milton Keynes providing more extensive shopping and leisure facilities. The town also benefits from its own sporting facilities including active tennis, rugby and football clubs. Olney has its own popular infant and junior schools, together with a brand new secondary school campus. In addition there are dedicated coach services to the renowned Harpur Trust Schools in Bedford. The location also allows access to Swanbourne and Winchester House prep schools and the public schools of Stowe, Rugby, Oundle, Uppingham and Oakham to name a few.

Olney is in a central location in the country giving excellent access to the motorway network from Junction 14 of the M1. Main line commuting services to London are available from Bedford to St Pancras and Milton Keynes to London Euston (fastest train 35 minutes). Air travel is available locally from Luton and Birmingham with Heathrow, Gatwick and Stansted slightly further afield.

PROPERTY INFORMATION

Services: Mains water, drainage, electricity and gas are connected. Gas fired central heating with Megaflo pressurized hot water.

Local Authority: Milton Keynes Council.

Tel: 01908 691 691

Outgoings: Council Tax Band "G"

Tenure: Freehold.

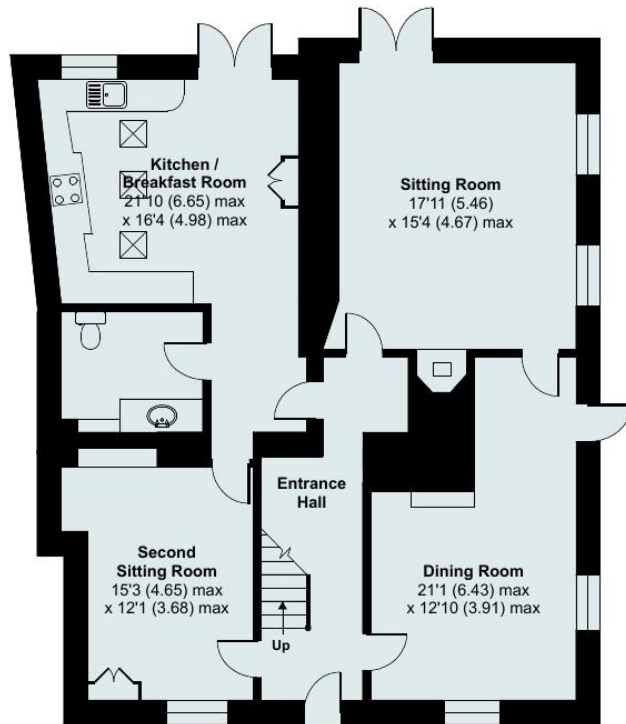
Viewing: Strictly by appointment through the sole agents
Jackson-Stops. 1 Market Place, Woburn, MK17 9PZ.
Tel - 01525 290 641



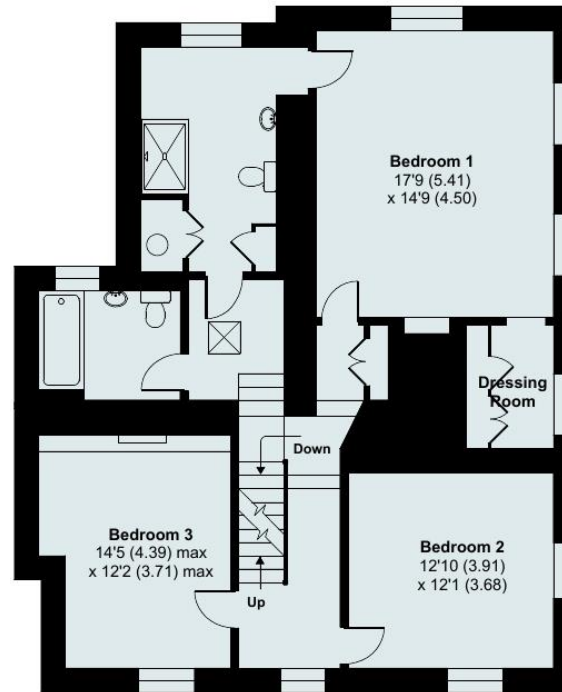
2 Bridge Street, Olney

Approximate Area = 2708 sq ft / 251.5 sq m
Including Limited Use Area(s) = 2758 sq ft / 256.2 sq m
Coach House = 582 sq ft / 54.1 sq m
Total = 3340 sq ft / 310.3 sq m

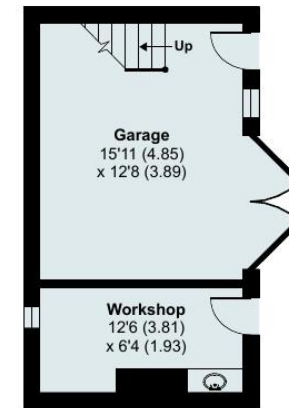
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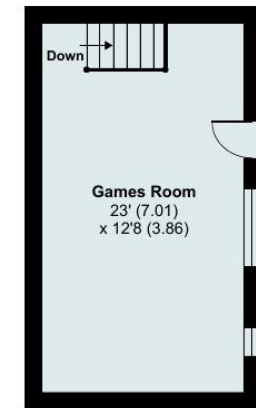
GROUND FLOOR



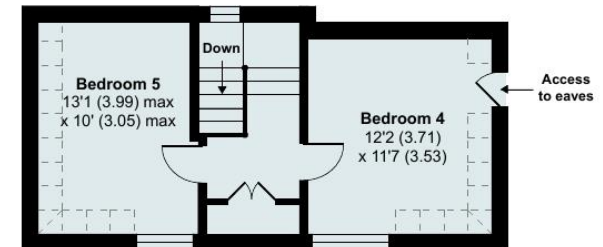
FIRST FLOOR



COACH HOUSE
GROUND FLOOR



COACH HOUSE
FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Jackson-Stops. REF: 1472045



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

WOBURN

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