

To arrange a viewing
please call 01908 675747

****VIDEO TOUR WITHIN LISTING** BRAND NEW, **£10,000 CASH INCENTIVE** BACKING ONTO the CANAL, this EXCLUSIVE DEVELOPMENT of only four HIGH SPEC properties offer PRIVACY & SECLUSION in an IDYLIC VILLAGE LOCATION just 2.5miles from the CITY CENTRE. SITE VISITS NOW AVAILABLE.**

In further detail this stunning new development benefits from being in the heart of a thriving city, nestled within a charming village. Backing onto the canal side, this exclusive property consists of a large entrance hall, downstairs cloakroom, separate utility area, study, spacious living room with bay windows to both front and side aspects, large fully integrated kitchen/diner with separate snug area, plus double doors leading to a private garden, making for the perfect entertaining space. Upstairs boasts bedrooms one and two, both with en suite bathrooms, and a further three spacious bedrooms, with a family bathroom. The accommodation has been finished to an incredibly high standard, and must be seen to fully appreciate.

- £10,000 Cash Incentive
- 10 Years NHBC Warranty
- Two Ensuite Shower Rooms
- Walking Distance to Caldecotte Lake
- Private & Enclosed Rear Garden
- Exclusive Development

LOCATION:SIMPSON

Simpson is a quaint and picturesque village within Central Milton Keynes. It was one of the villages of Buckinghamshire that was included in the New City in 1967, located just south of the centre, and to the north of Fenny Stratford. There is a charming village pub, village hall and local community church, and it is also within walking distance of Caldecotte Lake; perfect for afternoon strolls, cycling and dog walking.

THE PROPERTY

ENTRANCE HALL

LIVING ROOM
16'2" x 10'7"

KITCHEN/DINER
30'6" x 17'3"

UTILITY ROOM
7'8" x 6'5"



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STUDY
10'5" x 7'10"

FIRST FLOOR

MASTER BEDROOM
11'6" x 11'5"

ENSUITE SHOWER ROOM

BEDROOM TWO
11'5" x 10'0"

ENSUITE SHOWER ROOM

BEDROOM THREE
10'9" x 10'7"

BEDROOM FOUR
11'5" x 10'0"

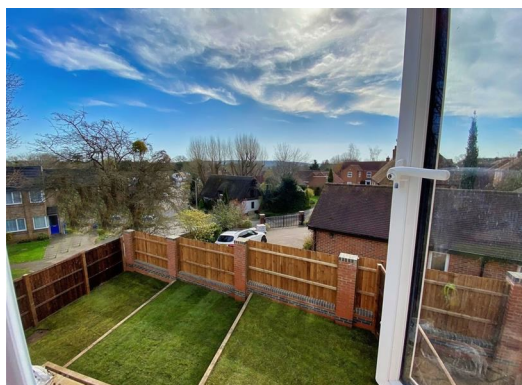
BEDROOM FIVE
8'11" x 7'3"

FAMILY BATHROOM

OUTSIDE

REAR GARDEN

TENURE:FREEHOLD



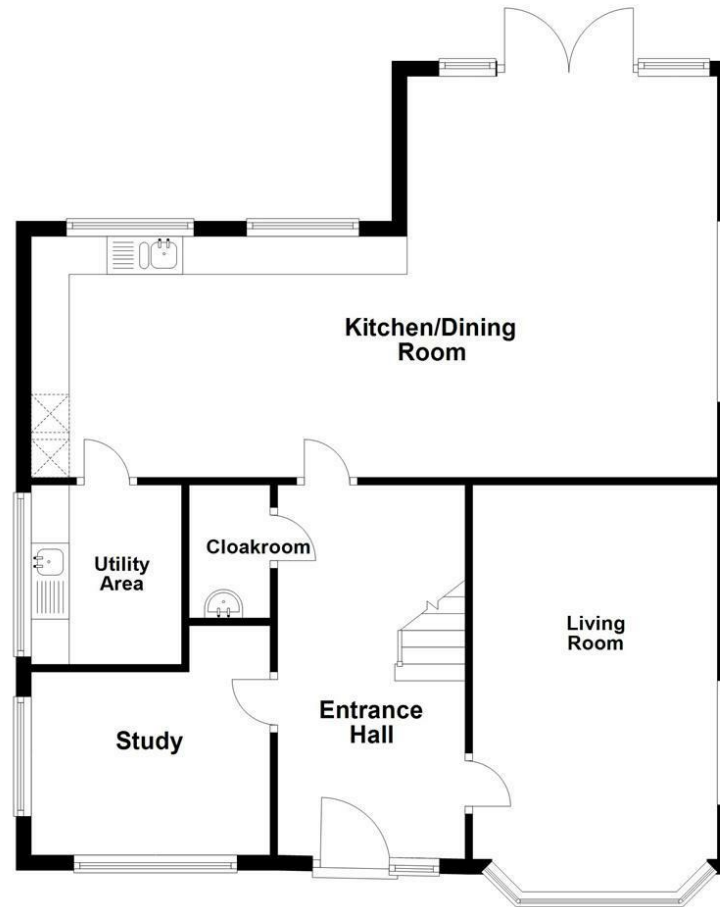
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Ground Floor

Approx. 82.5 sq. metres (888.3 sq. feet)

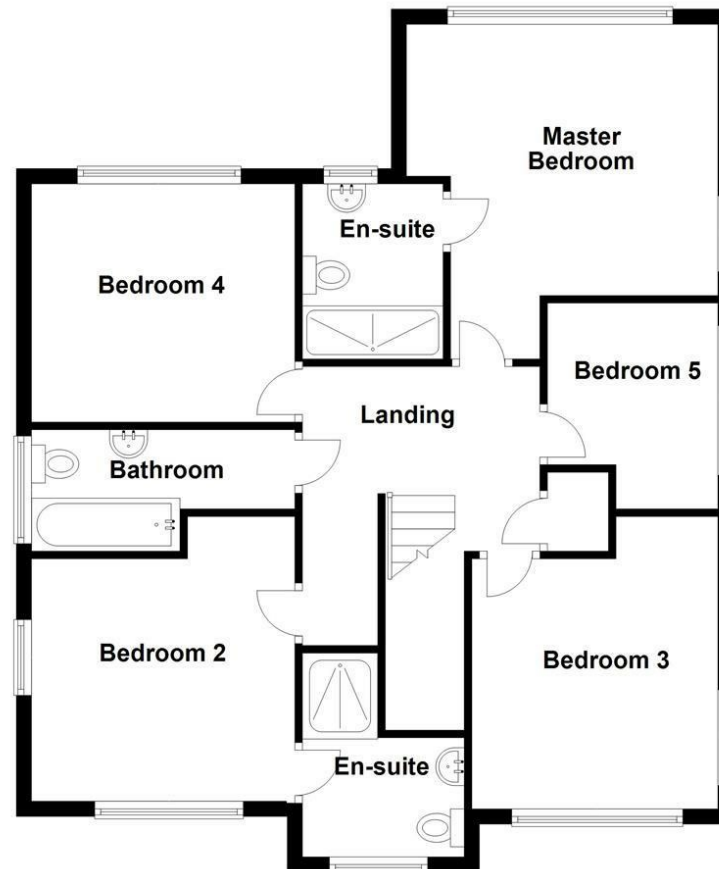


Total area: approx. 164.9 sq. metres (1774.6 sq. feet)

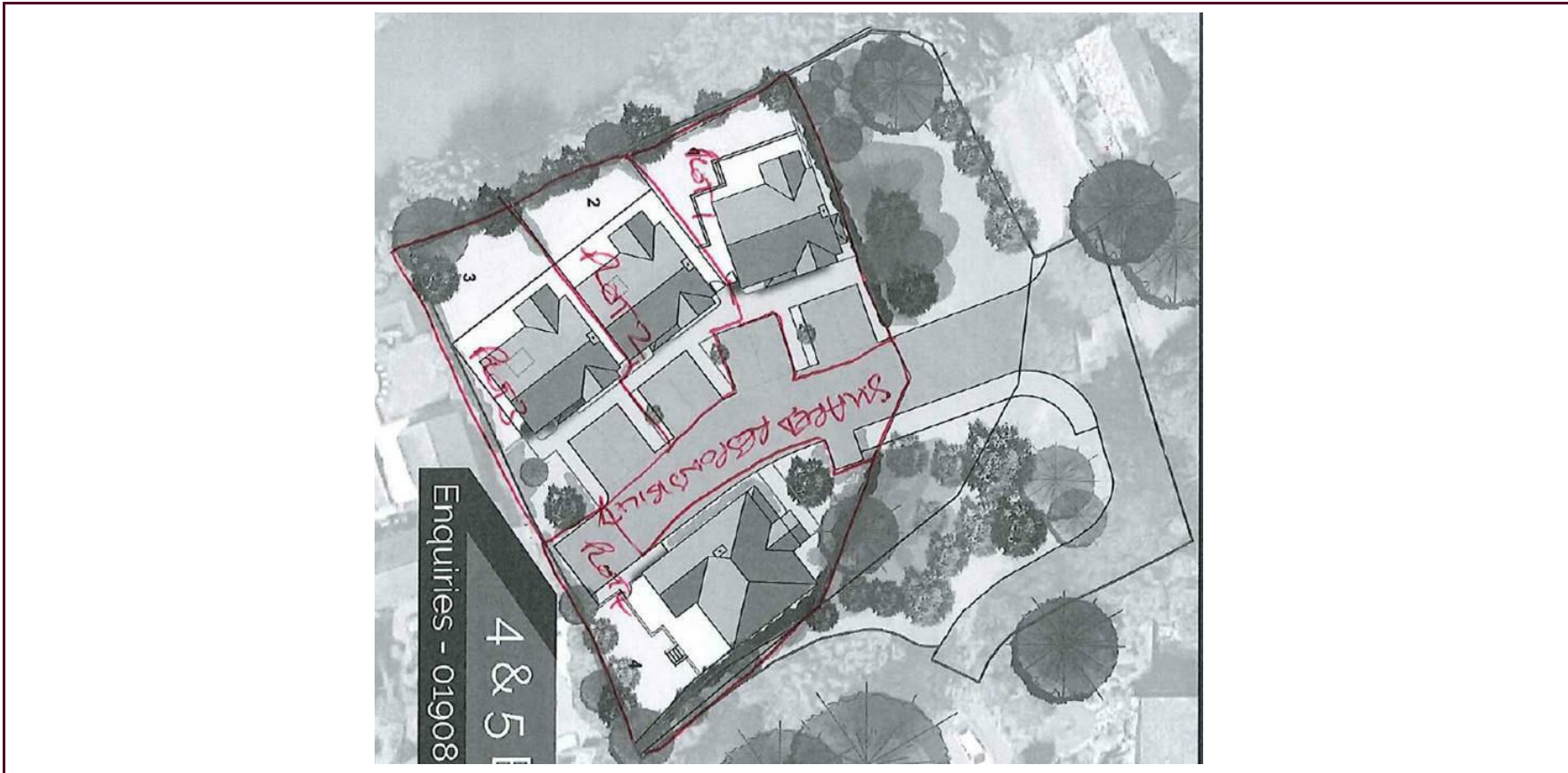
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First Floor

Approx. 82.3 sq. metres (886.2 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm
Saturday 9.00 am - 4.00 pm
Sunday CLOSED

