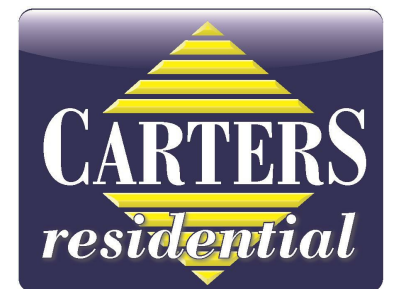




Hill View, Newport Pagnell, MK16 8BE



5 Hill View  
Newport Pagnell  
Buckinghamshire  
MK16 8BE

£600,000

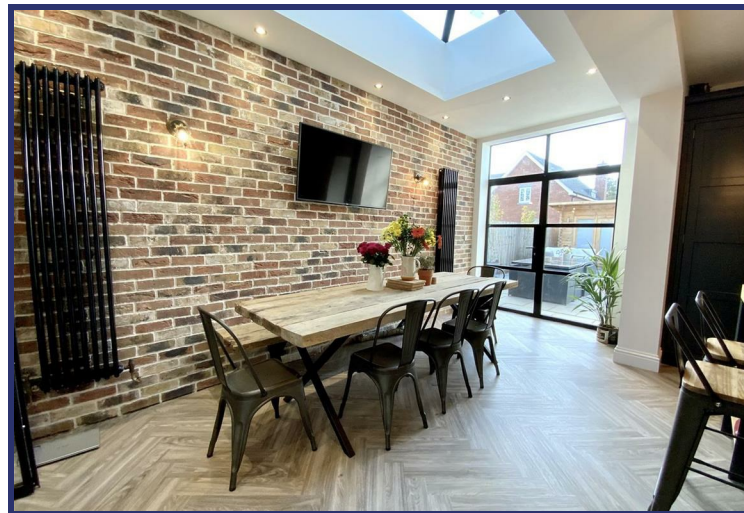
**A quite simply stunning and large three bedroom semi detached period property with large gardens in a sought-after location within the catchment area of Ousedale school.**

This beautifully presented and stylish property has had many improvements carried out by the current owners. The deceptively spacious accommodation has large rooms with high ceilings throughout comprising; an entrance hall, large living/dining room, stunning kitchen/dining room, utility room & cloakroom. On the first floor the spacious landing leads to 3 double bedrooms - the master bedroom with an en-suite shower room, and a family bathroom. Plans have been drawn up for a large loft conversion. Outside the large rear garden extends to around 150 feet in length with a studio and summer house. There is parking for at least two cars to the front.

The property is located on the edge of the town just a few minutes walk from a supermarket and within the catchment area of Ousedale school.

A stunning family home which must be seen to be appreciated.

- Stunning Period House
- Large Rooms & High Ceilings
- Large Lounge/ Dining Room
- Beautiful Kitchen/ Dining Room
- Utility & Cloak Rooms
- 3 Double Bedrooms
- 2 Bath/ Shower Rooms
- Rear Garden Around 150ft Long
- Off Road Parking
- Ousedale School Catchment Area





### Ground Floor

The storm porch opens to the entrance hall which has a lovely mosaic tiled floor, high ceilings which run throughout the property, stairs to the first floor with cupboard under and a glazed door to the sitting room.

The large sitting room has a high ceiling with feature lighting, an open fireplace with a lovely marble surround, and a second chimney breast, a bay window to the front and feature tall industrial style doors opening to the kitchen/dining room.

The large kitchen/dining room is without doubt the heart of this home, extended by the current owners it's office a large dining area with a feature brick wall and a large overhead lantern. The kitchen area has an extensive range of in frame door style units to floor and wall levels to include a larger cupboard boiling hot tap is with a boiling water tap electricity, pull-out bin silestone quartz worktops with a double butler sink. Hand spray attachment and a range of integrated appliances to include two ovens dishwasher and an induction hob. The island has storage cupboards stainless steel worktop and woodblock worktop. Space for a side-by-side fridge freezer. Quality vinyl flooring.

Industrial style glazed door and side panel opening to the rear garden.

The utility room has storage units, oh oak worktop and But the sink. Space put a washing machine and tumble dryer, glaze door to the side window to the rear and a door to the cloakroom. Cloakroom has a suite comprising WC and wash basin mounted on a timber French. Window to the rear

### First Floor

A spacious landing has a high ceiling, which runs through the first floor, feature coving, modern oak doors to all rooms and access to the loft.

The large master bedroom has a bay window to the front, built-in wardrobes to the chimney breast recesses, feature lighting and coving to ceiling and en-suite shower room with a white suite comprising WC, wash basin in vanity unit and shower cubicle. Tiled floor and walls and the window to the front.

Bedroom 2 is a large square double bedroom located to the rear with a wardrobe built into the chimney breast recess, feature lighting and ceiling rose, and a window over looking the large rear garden.

Bedroom 3 is a double bedroom located to the rear overlooking the rear garden.

The bathroom has a replacement suite in white with a high level WC, wash basin set in vanity unit and a freestanding rolltop bath with ball and claw feet and a mixer tap shower. Tiled floor and walls and window to the side.

### Outside

The front garden is block paved providing off-road parking for at least two cars side-by-side. Side access leads to the rear garden.

The large rear garden has Has a maximum length of around 150 ft. A recently laid patio in natural stone, has a garden room/

studio and leads to the remainder of the garden which is laid to lawn with some stocked beds and vegetable patch. In addition to the garden room/studio there is a summer house at the far end of the garden. The gardens are enclosed by fencing.

Timber built garden room with power and light. Double glazed windows and access via French doors.

### Heating

The property has gas to radiator central heating with a number of attractive period style column radiators.

### NOTE: Loft Conversion

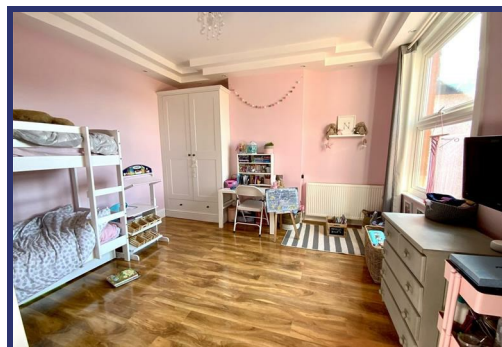
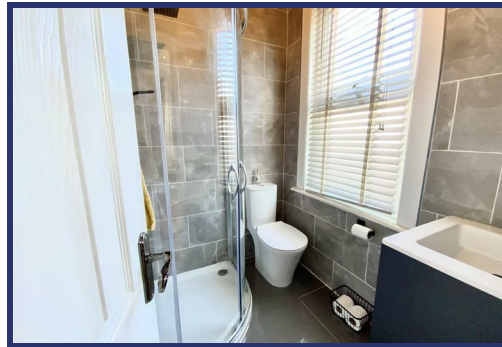
Plans have been drawn up and structural calculations produced been for a large loft conversion to add a large master suite and bathroom.

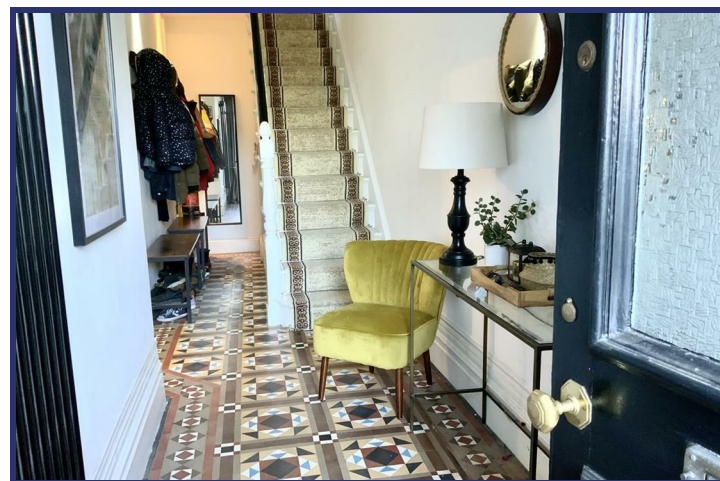
### Location - Newport Pagnell

The town was first mentioned in the Domesday Book of 1086 as Neuport, Old English for "New Market Town", but by that time the old Anglo-Saxon town was dominated by the Norman invaders. The suffix "Pagnell" came later when the manor passed into the hands of the Pagnell (Paynel) family. It was the principal town of the Three Hundreds of Newport, a district that had almost the same boundary as the modern Borough. The area is well served with local schooling, leisure facilities including a swimming pool, shops, pubs and restaurants. Further amenities can be found in Central Milton Keynes, which is a short drive away. Central Milton Keynes and nearby Wolverton both offer links into London Euston. CMK offers direct links with journey times of approximately 40 minutes.

### Disclaimer

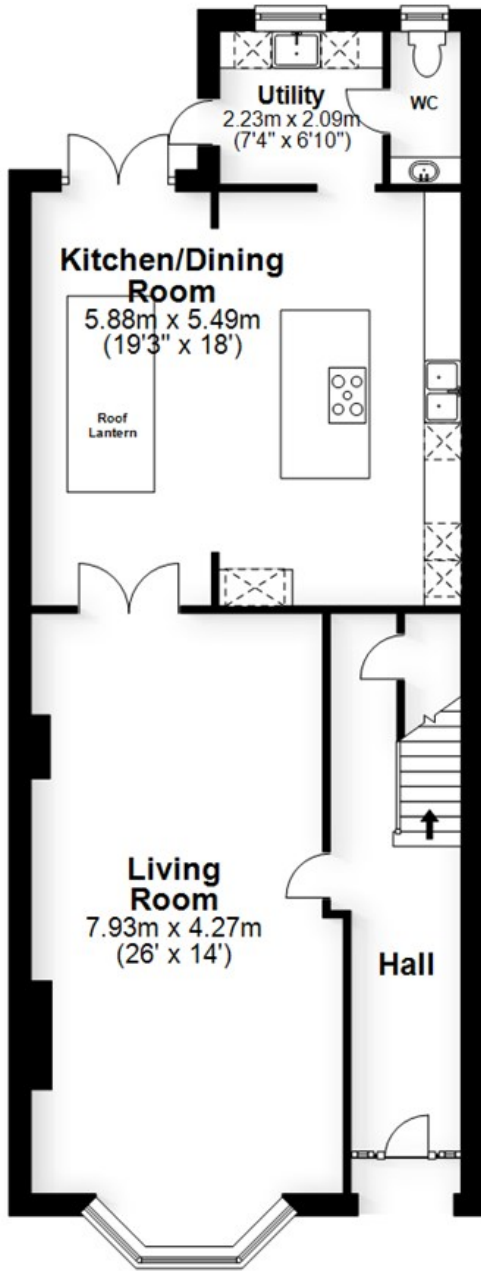
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



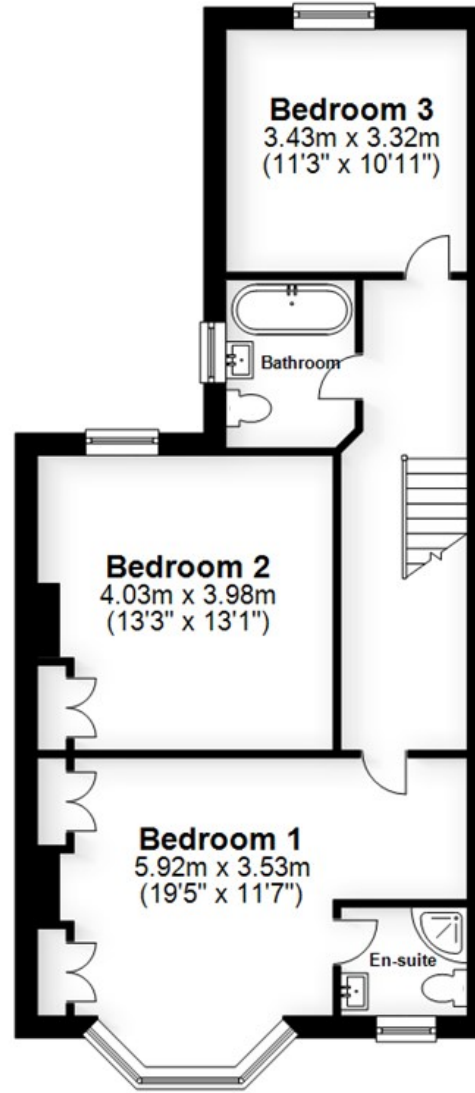




## Ground Floor



## First Floor



### Viewing Arrangements

By appointment only via Carters.  
We are open 7 days a week for your convenience

📞 01908 561010

✉️ stony@carters.co.uk

🖱️ carters.co.uk

🗨️ 59 High Street, Stony Stratford, MK11 1AY



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		53	75
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area usually includes all areas of accommodation shown on the plan excluding garages. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.