

NEW INSTRUCTION



PADDOCK VIEW

Old Stratford, Milton Keynes, MK19 6BQ



DAVID COSBY
ESTATE AGENTS



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Total GIA Floor Area Approx. 78 sqm (840 sqft)



3 Bedrooms



2 Receptions



2 Bathrooms

Features

- Three-bedroom end-terrace house
- Remaining portion of new build warranty
- Old Stratford location
- Open-plan kitchen/dining/sitting room
- Separate snug / home office
- Ground floor underfloor heating
- Principal bedroom with en suite
- Ground floor cloakroom
- Tandem off-road parking for two vehicles

Description

An attractive three-bedroom end-terrace house forming part of a modern development in Old Stratford, offering well-balanced accommodation, an enclosed rear garden and tandem off-road parking.

Built in 2018, the property has a practical and well-considered layout, with the ground floor arranged around a generous open-plan kitchen/dining/sitting room opening directly onto the garden, creating a sociable and adaptable main living space. In addition, there is a separate snug or home office and a cloakroom, while the first floor provides three bedrooms, including a principal bedroom with en suite, together with a family bathroom.

Externally, the house is built in red brick beneath a slate roof, with detailing including cambered brick arches and a canopied entrance. The property is well placed for access to the amenities of Old Stratford and neighbouring Stony Stratford, as well as Milton Keynes, the A5 and mainline rail services from Milton Keynes Central.

A WELL-PRESENTED THREE-BEDROOM END-TERRACE HOUSE WITH OPEN-PLAN LIVING, GARDEN AND OFF-ROAD PARKING IN OLD STRATFORD.



The Property

Entrance Hall

The property is entered via a traditional slatted front door with an upper glazed vision panel and three-point locking system. The entrance hall is finished with large-format marble-effect ceramic tiling incorporating underfloor heating, with a coir mat at the threshold. Walls are presented in neutral tones, and contemporary oak-effect internal doors lead to the open-plan kitchen/living/dining room, a separate snug or home office, and the ground floor cloakroom. A quarter-turn staircase with matching oak handrail and newel posts rises to the first-floor accommodation. Recessed ceiling spotlights provide artificial lighting.

Family Snug / Home Office

Positioned to the front of the property, this versatile reception room offers flexibility for a range of uses, including a family snug, study or home office. A two-light casement window provides good natural light, while the room is finished with two-tone painted walls and oak-effect laminate flooring.

Open-Plan Living Space:

Kitchen Area

The kitchen is fitted with a range of Shaker-style base and wall units in goose-wing grey, complemented by white terrazzo-effect work surfaces. A one-and-a-half bowl stainless steel sink with drainer and brushed chrome mixer tap is set into the worktop. Integrated appliances include a Bosch induction hob with extractor hood above, a Bosch electric oven and combination microwave, and a Bosch dishwasher, with further space provided for a washing machine. Large-format marble-effect floor tiling continues through from the entrance hall, and a useful understairs cupboard provides additional storage as well as housing the gas-fired combination boiler.

Dining Area

Set between the kitchen and sitting area, the dining space provides room for a table and chairs, forming a natural link between the two zones within the open-plan layout. Low-level panelling with a profiled dado rail adds a degree of definition and character without interrupting the flow of the room.

Lounge Area

Positioned at the rear of the open-plan living space, the lounge area enjoys good natural light from double glazed French doors with matching side panels, opening directly onto the rear garden.





The Property

First Floor Landing

The first-floor landing is finished with a plush cut-pile carpet, with matching slatted oak-effect doors leading to the bedrooms, family bathroom and airing cupboard. The stairwell is enclosed by an oak handrail with chamfered white balustrading.

Bedroom One

A double bedroom positioned to the rear of the property, enjoying a pleasant outlook and good natural light through a two-light casement window. The room includes a built-in double wardrobe with hanging rail and overhead shelving, providing practical storage. It is finished with cut-pile carpet and neutral décor, and a slatted oak-effect door opens to the en suite.

En Suite Shower Room

The en suite is fitted with a three-piece suite comprising a shower enclosure with sliding glazed screen, a wall-mounted wash hand basin with chrome mixer tap, and a close-coupled WC. Walls are part tiled with matching marble-effect ceramic tiling to the floor. Further features include a chrome heated towel rail, shaver point and mechanical extract ventilation.

Bedroom Two

A double bedroom positioned to the front of the property, with natural light provided by a two-light window. The room is finished with cut-pile carpet, while the walls feature a combination of motif lining paper and two-tone painted decoration.

Bedroom Three

A single bedroom positioned to the rear of the property, overlooking the rear garden through a two-light casement window. The room is finished with cut-pile carpet and two-tone painted walls, and would also lend itself well to use as a nursery, study or dressing room.

Family Bathroom

The family bathroom is fitted with a white suite comprising a panelled bath with chrome taps and shower above, close-coupled WC and ceramic wash hand basin with chrome mixer tap. Walls are part tiled around the sanitary fittings, with matching tiling to the floor, and a chrome ladder-style towel rail provides heating. A frosted two-light casement window provides natural light, supplemented by mechanical extract ventilation.





Grounds

Front Aspect

The property is set back from Paddock Close behind a neatly maintained front garden, enclosed in part by low-level privet hedging and planted with established shrubs and herbaceous borders. A path leads to the principal entrance, which sits beneath a traditionally styled canopy, and continues along the right-hand side of the house to a gated rear access. In addition, there is separate tandem off-road parking for two vehicles.

Rear Garden

The rear garden is arranged over two levels, with a lower paved terrace adjoining the sitting area and accessed directly via the French doors, providing space for outside dining or seating. A timber garden shed with pitched felted roof offers practical external storage. Steps with sleeper retaining walls rise to the upper garden, which is principally laid to lawn and includes a brick path leading to a seating area set into one corner. Planted borders contain a variety of established shrubs and perennials, and the garden is enclosed by close-board fencing.

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Location

Old Stratford is a well-established village positioned on the north-western edge of Milton Keynes, close to the Buckinghamshire/Northamptonshire border. The area offers a balance of village character and everyday convenience, with a range of local amenities including a primary school, shops, public houses and community facilities within easy reach.

The village lies adjacent to Stony Stratford, a historic coaching town known for its independent shops, cafés and regular local events, providing a broader range of amenities nearby. Milton Keynes itself offers extensive shopping and leisure facilities, including Centre:MK and the theatre district.

For commuters, the property is well placed for road links, with the A5 providing direct access to Milton Keynes, Towcester and the wider road network, including the M1 (Junction 15A/14). Mainline rail services are available from Milton Keynes Central, offering fast connections to London Euston.

Surrounding countryside and nearby green spaces, including the Ouse Valley, provide opportunities for walking and outdoor recreation, contributing to the area's appeal for a range of buyers.

Property Information

Local Authority: West Northamptonshire Council **Tenure:** Freehold

Services: Water, Gas, Electricity, Drainage **Heating:** Gas Central Heating & Underfloor

Council Tax Band: C **EPC Rating:** B

Broadband: Ultrafast available with up to 1800Mbps Download

Important Notice

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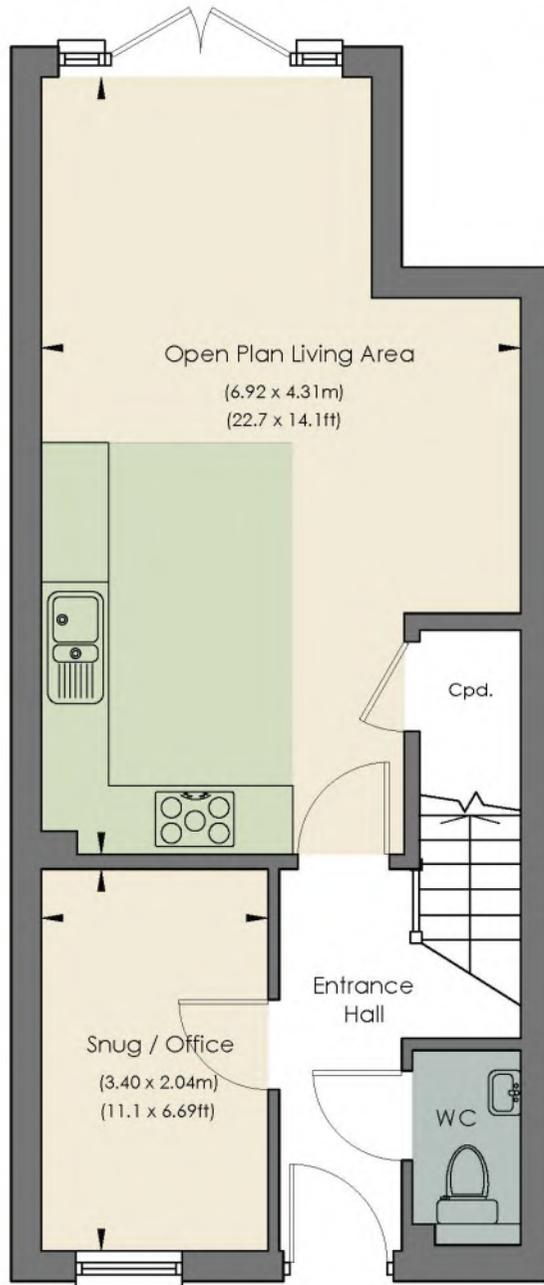
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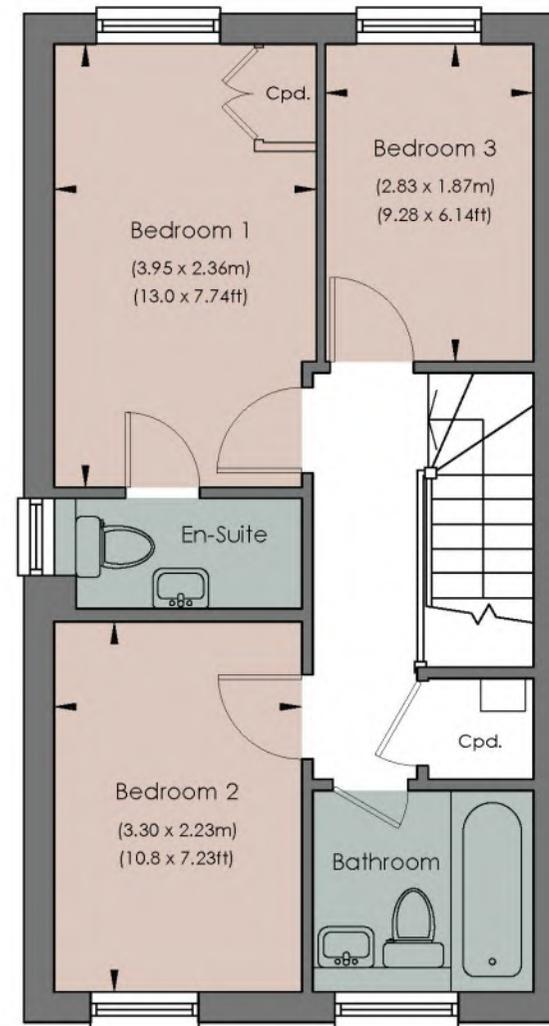
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Paddock View, Old Stratford, Milton Keynes, MK19

Approximate GIA (Gross Internal Area) = 78 sqm (840 sqft)



GROUND FLOOR GIA = 42 sqm (452 sqft)



FIRST FLOOR GIA = 36 sqm (388 sqft)

David Cosby Chartered Surveyors & Estate Agents
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.





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