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estate agents

FREE MARKET APPRAISALS
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29a Filgrave, Filgrave, NEWPORT PAGNELL. MK16 9ET
guide price for the freehold £269,950



the property:

A modern three bedroomed semi-detached home set in a rural location within the small hamlet of Filgrave, yet only fifteen minutes from Central Milton Keynes and five to ten minutes from Olney and Newport Pagnell. The property benefits from oil-fired central heating to radiators, double glazed replacement windows and doors, open plan lounge-diner, kitchen, four piece family bathroom, off-road parking for several cars, integral single garage and fabulous views to the rear over miles of open countryside.



accommodation:

Double glazed entrance door leading to:

Lounge-Diner: 23'7" x 15'8" (max.) (narrowing to 9'10")

Lounge Area:

Solid wood flooring, under-stairs storage cupboard, stairs rising to First Floor, double glazed window to front aspect, radiator.

Dining Area:

Thermostat for central heating temperature control, solid wood flooring, double glazed French doors to rear, radiator, views over open countryside.

Kitchen:

 11'6" x 9'10" (max.)

Single drainer, 1½ bowl stainless steel sink unit inset to worksurface, range of base and eye-level storage units, ample additional worksurface with tiled splashbacks, space and plumbing for automatic washing machine and dishwasher, space for electric cooker and fridge-freezer, storage cupboard, double glazed window and door to rear aspect, views over open countryside.



First Floor:

Landing:

Access to loft-space.

Bedroom 1: 12' x 9'1" (max.)

Double glazed window to rear aspect affording wonderful countryside views, radiator.

Bedroom 2: 10'8" x 8'8"

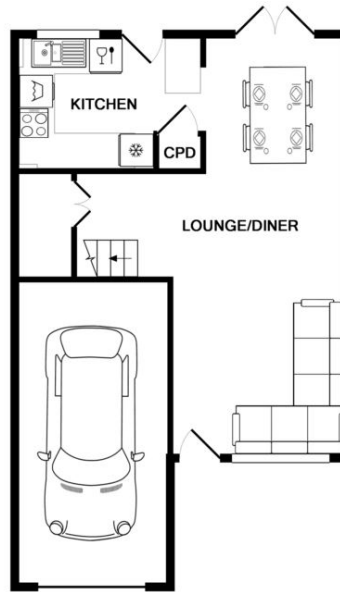
Coving, double glazed window to front aspect, radiator.

Bedroom 3: 9'8" x 7'1"

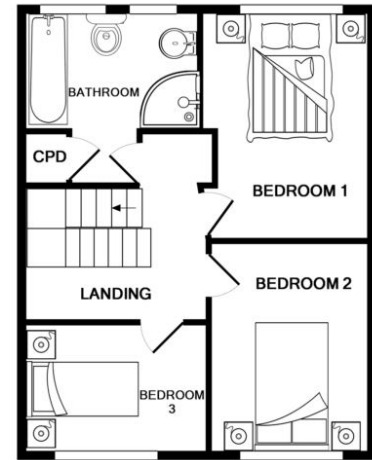
Coving, double glazed window to front aspect, radiator.

Bathroom: 9'2" (max.) x 9'5"

4-piece suite comprising: panelled bath, shower cubicle with fitted shower, glazed splash-screen and doors, pedestal wash hand basin, WC, linen cupboard, extensive complementary tiling, downlighters, double glazed window to rear aspect, heated towel rail.



GROUND FLOOR



1ST FLOOR

outside:

Front Garden:

Recently re-fenced to the side boundary, the Front Garden is largely configured to provide off-road parking for several cars and access to a single integral Garage. Side access leads to:

Rear Garden:

Mainly laid to lawn with large decked area, fully-enclosed to either side with post and rail fencing to rear. The Rear Garden abuts open countryside and has far-reaching views. There is an oil storage tank and a cupboard housing the oil-fired boiler serving domestic hot water supply and radiators.



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general:

All mains services are connected except gas. The property is in Council Tax Band D.

agent's note:

All viewings are strictly by appointment only.

education:

There are a variety of state and private schools in the local area.

For details visit: www.miltonkeynes.gov.uk/schools-and-lifelong-learning

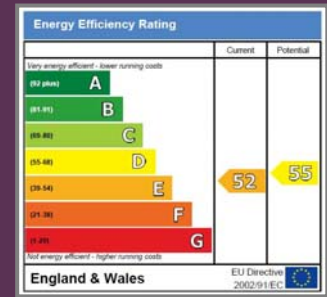
about area:

Filgrave is a small hamlet situated mid-point between Olney and Newport Pagnell and has an independent pre-school. The nearby historic market town of Newport Pagnell has a good selection of local shopping, medical and recreational amenities. Tickford Bridge, over the River Ouzel (or Lovat), was built in 1810 and is the only iron bridge in Britain that still carries main road traffic and is the oldest iron bridge in the world that is still in constant use. Newport Pagnell was formerly the home to the prestigious sports car manufacturer Aston Martin and now houses a bespoke sales showroom on part of the former site. Central Milton Keynes is within 10 miles distance and caters for all needs and includes one of the largest undercover shopping centres in the UK, with an array of cafés, bars, clubs and restaurants, a well-attended theatre, indoor ski dome and multiplex cinema complex, to name but a few of the many attractions.

Communications are excellent with Milton Keynes Central mainline rail station providing fast and frequent services into London Euston (from 35 mins.) and the North of England. Junction 14 of the M1 motorway is conveniently located approximately 6 miles distant.

directions to the property:

From Central Milton Keynes head north on the V8 (Marlborough Street) to the roundabout junction with the H3 (Monks Way) and turn right onto the H3 (Monks Way). Follow this road towards Olney, crossing several roundabouts, and at the roundabout junction with the A422 and the A509 take the A509 (signed posted 'Olney and Emberton'). Shortly after the first turning on the left hand side (signposted 'Sherington') there is another left hand turning (signposted 'Filgrave and Tyringham'). Take this left turn and follow this road for approximately 1 mile into Filgrave and number 29a can be found on your right hand side, just before the Village School on your left.



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