



Winchcombe Meadows, Oakridge Park, MK14 6GA



10 Winchcombe Meadows  
Oakridge Park  
Buckinghamshire  
MK14 6GA

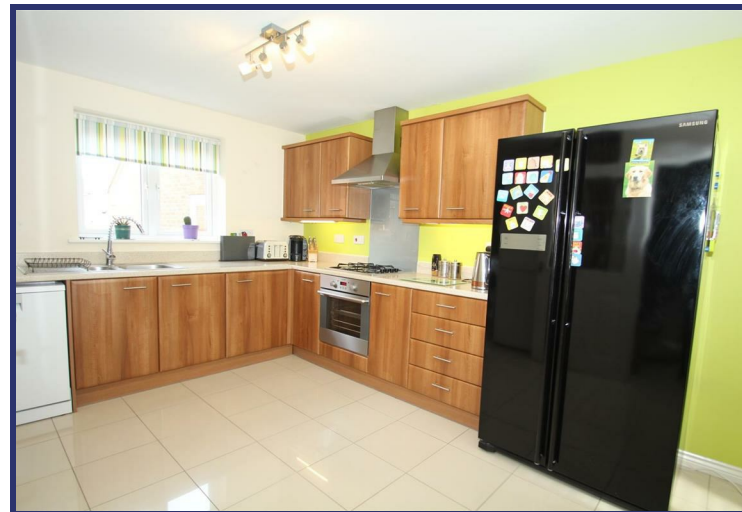
**Offers Over £430,000**

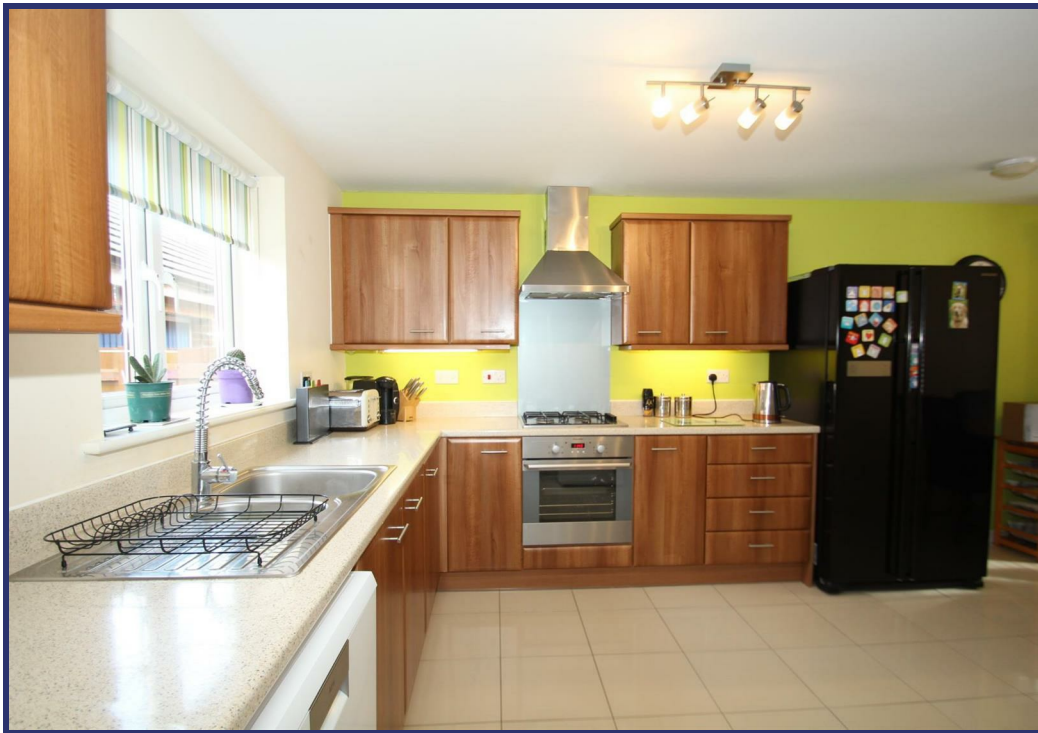
**A very well presented four bedroom detached house located on the edge of this popular development**

The property has accommodation set on two floors comprising; an entrance hall, cloakroom, large living room, an open plan kitchen/dining room with integrated appliances and utility room. On the first floor there are four bedrooms (three double) – the master bedroom with an ensuite shower room plus a family bathroom. The property has front and rear gardens, driveway and garage. It is situated on the edge of the development close to some beautiful countryside walks and the local shopping centre including a large supermarket and doctors surgery.

The property is very well presented an early viewing is recommended

- Modern Detached House
- 4 Bedrooms (3 Double)
- 2 Bath/ Shower Rooms
- Large Living Room
- Open Plan Kitchen/ Dining Room
- Utility & Cloak Rooms
- Garage & Driveway
- Front & Rear Gardens
- Edge of the Development
- Close to Shops & Parkland





### Ground Floor

The central entrance hall has stairs to the first floor, a ceramic tiled floor, under stairs cupboard and doors to most rooms. French doors open to the living room.

The cloakroom has a white suite comprising WC and wash basin. Window to the front. Ceramic tiled floor.

The living room is a triple aspect room with windows to the front and side and French doors opening to the rear garden.

The kitchen/dining room has a dining area to the front with window, and the kitchen area to the rear with a range of units to floor and wall levels with worktops, 1 1/2 bowl sink, integrated gas hob, electric oven and extractor hood. Space for other appliances. Window to the rear and ceramic tiled floor.

The utility room has floor standing units with worktop and sink, space for a washing machine and the cupboard housing the gas central heating boiler. Door to the rear garden.

### First Floor

The landing has access to the loft, a large airing cupboard with hot water cylinder and doors to all rooms.

Bedroom 1 is a double bedroom located to the rear with windows to the rear and side and built-in wardrobes. The ensuite shower room has a white suite comprising WC, wash basin and double sized shower cubicle. Window to the rear.

Bedroom 2 a double bedroom located to the rear with built-in wardrobes and window to the rear.

Bedroom 3 is located the front with built-in wardrobes

Bedroom 4 is a double bedroom located to the front

The bathroom has a white suite comprising WC, wash basin and bath with shower over. Window to the front.



### Outside

Front garden has stocked beds and a driveway to the side provides off-road parking leading to the garage. Gated of access to the rear garden.

The rear garden has paved patio areas and lawn. Enclosed by fencing.

### Garage

Brick built single garage with a pitched tiled roof, up and over door, and side pedestrian door from the rear garden.

### Heating

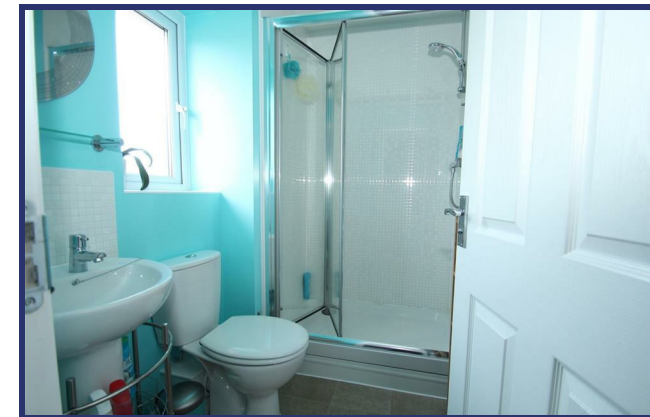
The property has gas to radiator central heating.

### Location - Oakridge Park

Oakridge Park is a modern development located to the north of Milton Keynes, just off the Wolverton Road between New Bradwell and Redhouse Park. Currently there is a Medical Centre close-by with more facilities under construction. The area is well served with local schooling and 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. Pleasant outside space can be found at the nearby country park, and with both the Grand Union Canal and Linford Lakes within walking distance.

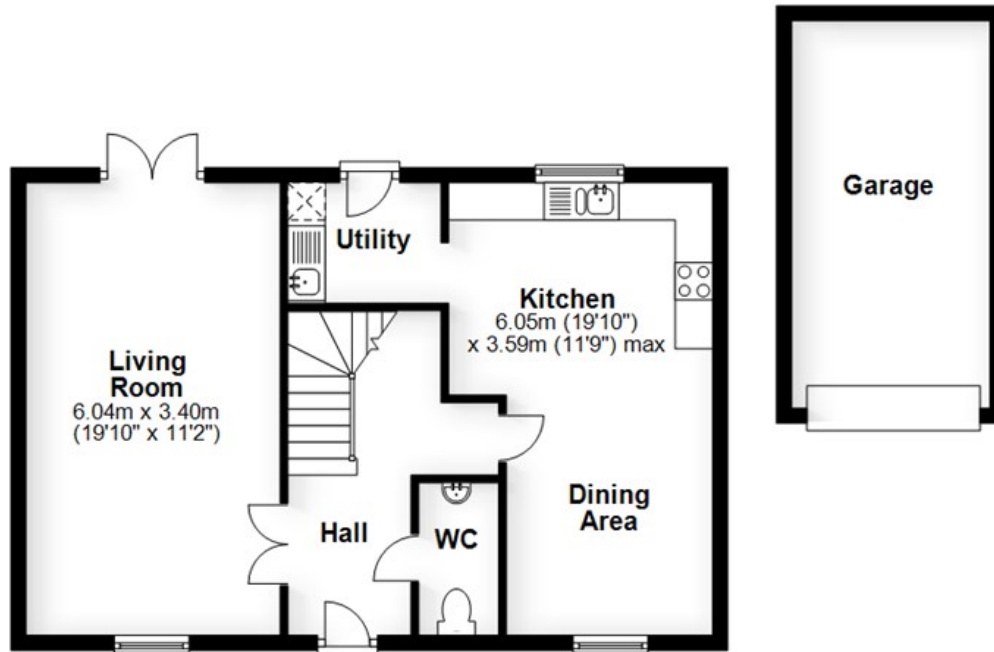
### Disclaimer

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. Some items may be available subject to negotiation with the Vendor.

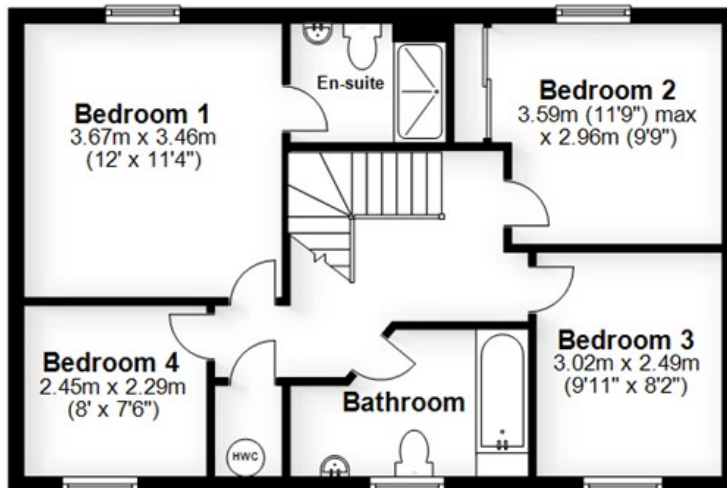




## Ground Floor



## First Floor



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.



## 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 | 79                      | 80        |
| (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 |           |

