



To arrange a viewing  
please call 01908 675747



**\*\* WALK THROUGH VIDEO TOUR WITHIN LISTING\*\*** A UNIQUE SELF BUILD with STUNNING VIEWS across CALDECOTTE LAKE, tucked away behind a GATED ENTRANCE offering SECURITY, TRANQUILITY and LUXURY all in one AMAZING PROPERTY.

Heron Lodge is a unique self build that was built by its current owners to maximize space but offer a refreshing and different new look. Its picturesque lakeside location offers views that only one property in Milton Keynes can offer, this one. It is hard not to be charmed by the high vaulted ceilings throughout with bi-folding doors opening out onto a landscaped garden with unobstructed views of Caldecotte Lake. All four bedrooms are generous doubles with an en-suite to the master and a further four piece family bathroom. Granite worktops in the kitchen and on the breakfast bar make for the perfect entertaining space. Outside offers a double garage with driveway with ample parking for 4-5 cars.

The property also benefits from underfloor heating throughout and solar panels that have been installed on the roof. This property really does have to be seen to appreciate.

Energy Efficiency Rating: C.

- Scenic Lake Views
- Highly Desirable Location
- Under Floor Heating
- Gated Entrance
- Double Garage & Parking
- Solar Panels

### LOCATION: WALTON

Walton is located a few miles south of Central Milton Keynes (an approximate ten minute drive) and lies within close proximity of Simpson, Walton Park, Caldecotte and Walnut Tree. The Open University is within close proximity and the River Ouzel runs close-by. Excellent schools are all a short walk away which include Walton High, Heronshaw First and Heronsgate Middle.

### ENTRANCE HALL

### KITCHEN

### UTILITY ROOM

### LIVING ROOM

14'9" x 20'11"

### DINING ROOM

15'5" x 15'5"

### SITTING ROOM

13'5" x 22'3"



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BEDROOM FOUR/STUDY

13'1" x 10'5"

BEDROOM ONE

16'8" x 20'11"

EN SUITE

BEDROOM TWO

13'1" x 10'2"

BEDROOM THREE

13'1" x 10'5"

BATHROOM

REAR GARDEN

DOUBLE GARAGE

TENURE

Freehold



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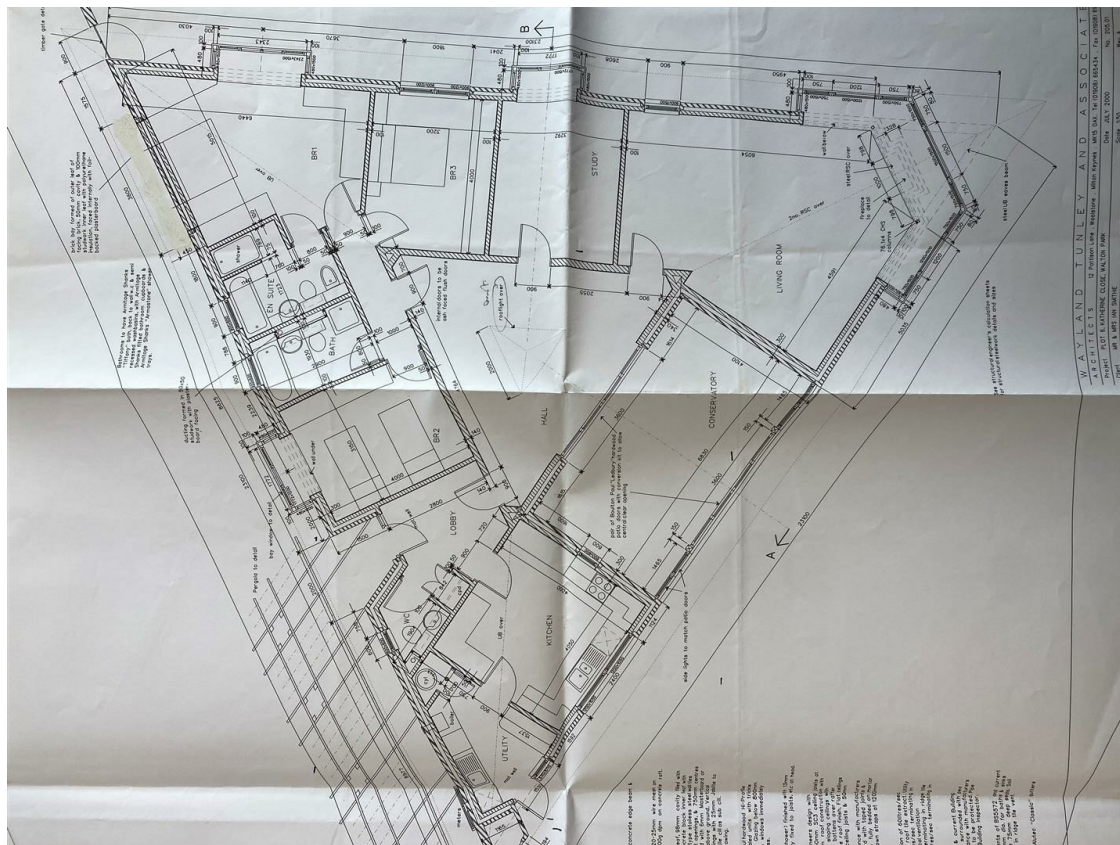






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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (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

