



Spring Lane, Milton Keynes, MK17 0QW

Apricot House
2a Spring Lane
Great Horwood
Milton Keynes
Buckinghamshire
MK17 0QW

Offers In Excess Of £850,000

Situated in a secluded setting within this popular village, this substantial five bedroom detached family home offers spacious and comfortable living accommodation and is available for sale with no onward chain.

Constructed in 2013 this stunning property provides well proportioned reception rooms, a modern kitchen with integrated appliances and en-suites to both the master & guest bedroom/bedroom two. In full, the accommodation comprises, large entrance hall, cloakroom, sitting room, dining room, kitchen/breakfast, utility room and study. The first floor has a spacious galleried landing, five double bedrooms, with en-suites to both the master and guest bedroom. To the exterior the property is approached via a gated access which serves just two other properties and has a double garage, front and rear gardens.

- FIVE BEDROOMS
- THREE BATH/SHOWER ROOMS
- THREE RECEPTIONS
- KITCHEN/BREAKFAST
- UTILITY ROOM
- DOUBLE GARAGE
- VILLAGE LOCATION
- NO ONWARD CHAIN





Ground Floor

The property is entered via a part glazed front door with a glazed side panel into a large entrance hall. The staircase rises to the spacious first floor galleried landing. Access from the tiled hallway is given into the dining room, double doors leading into the sitting room, kitchen/breakfast room, study and cloakroom. The cloakroom is a two piece suite comprising of a pedestal mounted wash hand basin and a low-level WC, tiled floor with an obscure double glazed window to the side aspect. The sitting room is dual aspect with a walk-in box bay window to the front aspect and double glazed French doors with glazed side windows opening onto the rear garden. Feature fireplace with an inset wood burner which is set on a slate hearth. The dining room is entered from the entrance hall and has double glazed French doors with side windows opening onto the rear garden. Double doors lead into the kitchen/breakfast room. The kitchen/breakfast room is fitted in a range of gloss fronted units to both base and eyelevel with contrasting worktops and an inset 1 ½ bowl sink unit. The integrated 'Neff' appliances include a double electric oven, five ring induction hob with extractor above, dishwasher and fridge & freezer. Two double glazed windows to the rear aspect, tiled floor and a door leading to a utility room. The utility room gives access to the side of the property via a half glazed door and comprises of an inset single drainer stainless steel sink unit set into a base level. There is a further upright storage unit, freestanding washing machine and tumble dryer and a tiled floor. The study/family room has a window to the side aspect and is located towards the front of the property.

further gravelled parking area . The rear garden is mainly laid to lawn with mature trees, well-stocked flower, plant and shrub borders and a large paved patio area. The oil tank is located in the garden and there is an outside water tap.

Additional Information

Mains drainage, electricity and water are all connected to the property. The local authority is Buckinghamshire Council (Aylesbury Vale Area) and the council tax band is Band G.

Location - Great Horwood

Great Horwood has a primary school (rated good Ofsted), parish church, public house serving food, children's play area and playing fields (cricket and football) and thriving local societies and sports teams. There is a secondary school and a range of local shops, pubs, restaurants and coffee shops. GP surgery, Veterinary clinic and dental practice in the nearby market town of Winslow (2 miles). Further amenities and shops can be found in the nearby towns of Stony Stratford (7 miles) Buckingham (6.5 miles) and Central Milton Keynes (9 miles). The village is within the catchment area for The Royal Latin grammar school in Buckingham. Within easy reach of Akeley Wood Senior (School bus from Gt Horwood) and Swanbourne Prep schools, Stowe and Thornton Girls senior schools. Conveniently located for the commuter with Milton Keynes Central Train Station (32 mins to Euston) and Bletchley. New station at Winslow planned as part of the East West Phase 2 (EWR2) route between Oxford and Cambridge. Phase 2 will link Winslow with Oxford, Aylesbury, Milton Keynes and Bedford.

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.

First Floor

The staircase rises from the ground floor entrance hall to the first floor galleried landing. Access to the loft space and a window to front aspect. The impressive master bedroom has a range of fitted wardrobes with a window to the front aspect and two further dormer windows to the side. The large four piece en-suite comprises a double shower, bath, pedestal mounted wash hand basin and a low level WC. The guest bedroom/bedroom two is located to the rear of the property with fitted wardrobes to one wall and a window to the rear aspect overlooking the rear garden. A door leads to the en-suite which comprises of a double shower, pedestal mounted wash hand basin and a low level WC with tiled flooring and an obscure glazed window to the side aspect. Bedrooms three, four and five are all of double size. The family bathroom has a three piece suite in white comprising a low level WC, panel bath with a shower attachment and a pedestal mounted wash hand basin with an obscure glazed window to the side aspect and tiled flooring.

Exterior

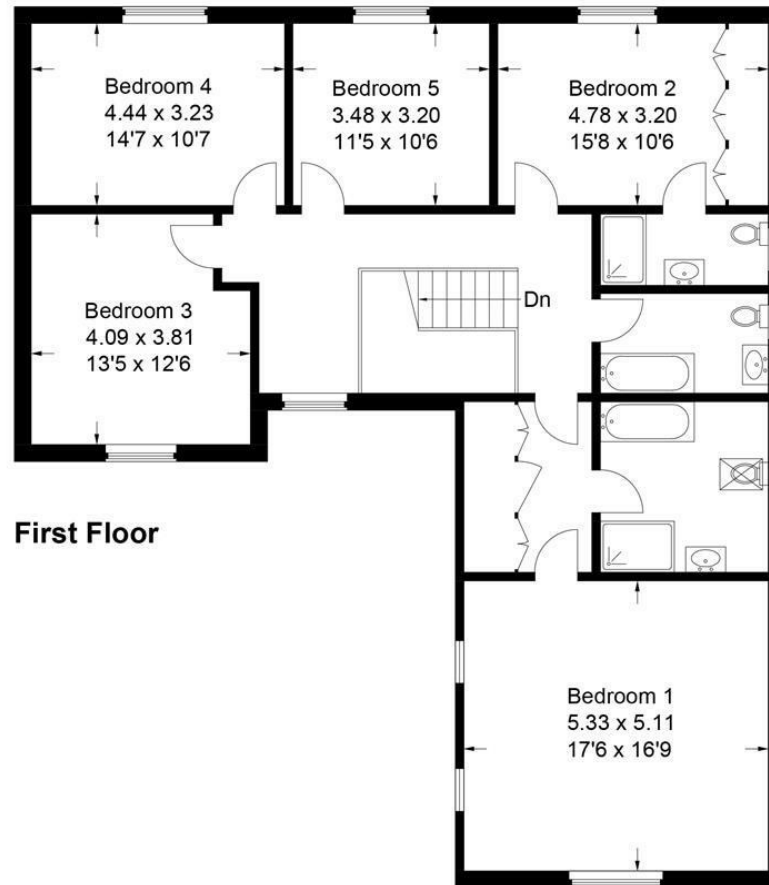
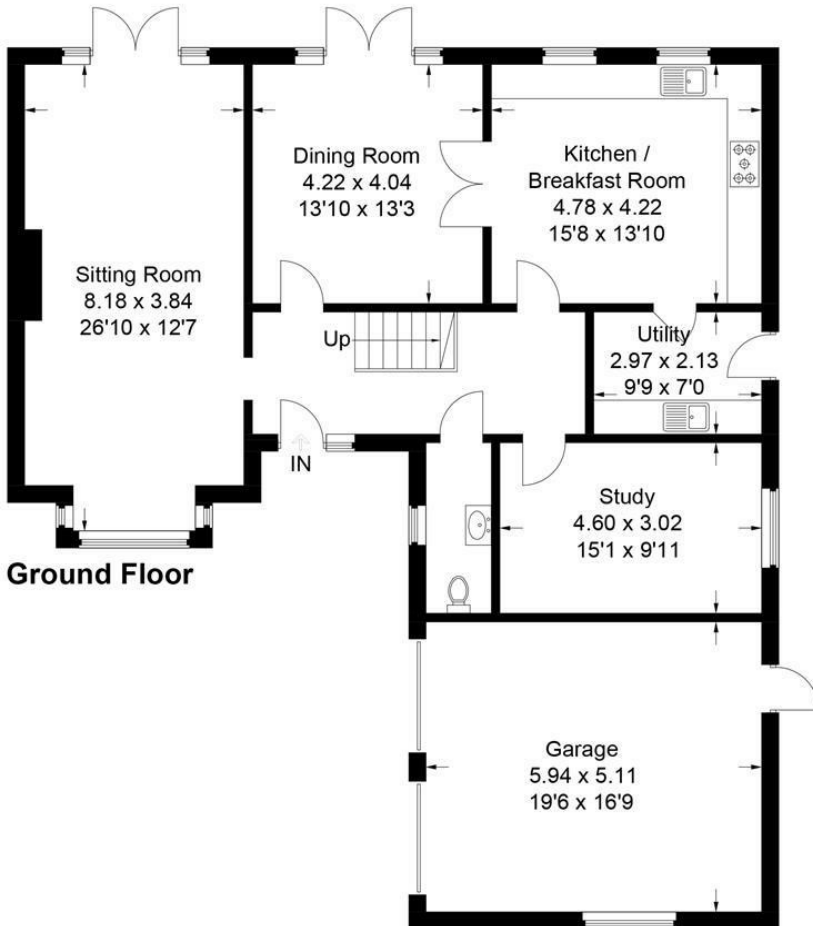
The approach to the property is via double iron gates leading to a block paved forecourt which serves two further properties. The double width block paved driveway leads to an integral double garage with twin up and over electric doors. The double garage houses the floor mounted oil central heating boiler, has a window to the side aspect and has both power and light connected. There is further off-road parking to the right-hand side of the property for an additional 3/4 vehicles on a block paved area which leads to a five bar gate which opens onto a





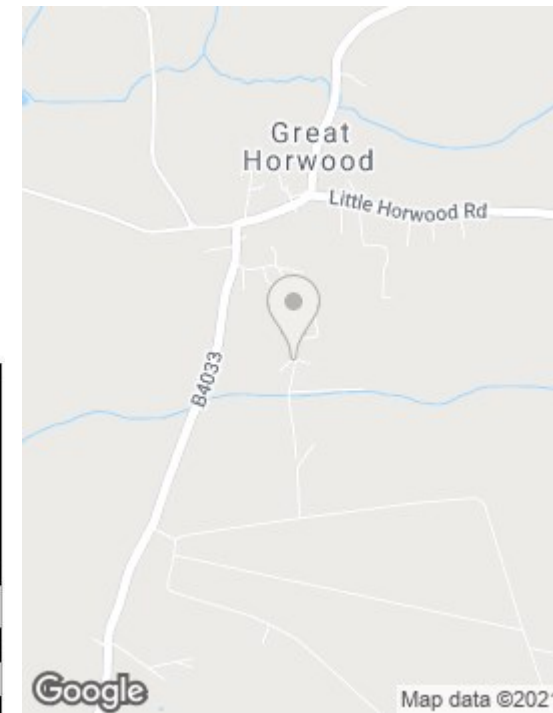


Approximate Gross Internal Area
 Ground Floor = 108.7 sq m / 1,170 sq ft
 First Floor = 132.6 sq m / 1,427 sq ft
 Garage = 30.6 sq m / 329 sq ft
 Total = 271.9 sq m / 2,926 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	79	79
(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	

