



To arrange a viewing
please call 01908 675747

THIS EXECUTIVE FAMILY HOME on a near quarter-acre plot is located right next to the Grand Union Canal and the Woughton Park village green. It is tucked away in the corner of a quiet cul-de-sac on a small development that was one of Milton Keynes' very first. It was built when original design and living space layouts, spacious plots, wide roads and pavements, and leafy surroundings were the order of the day. Woughton Park genuinely combines a countryside feel with all the convenience of living in the heart of a city.

The property has extensions to the front and the rear, UPVC double glazing throughout, a double garage and private driveway parking. A large, secluded, wrap-around garden and patio area are bordered and sheltered by many tall, mature trees and shrubs which offer delightful sun traps and shaded areas at different times of the day.

In further detail this property comprises of an entrance hall, living room, garden room, separate dining room, kitchen/breakfast room, study, utility area and downstairs cloakroom to the ground floor. The first floor consists of a master bedroom with en suite, bedroom two, bedroom three, bedroom four and a family bathroom. To the rear is a large wrap around garden with loads of privacy and to the front is a double garage with driveway parking.

- Highly desirable location
- Four bedrooms
- Large, extended kitchen/breakfast room
- Garden room extension
- Separate dining room
- Large feature windows to rear garden
- Landscaped garden facing south and west
- Double garage and driveway parking

LOCATION: WOUGHTON PARK

Woughton Park is just a 5-minute drive (or 20-minute bus ride) south east of Central Milton Keynes yet is located in one of the city's loveliest and greenest parkland areas. Ouzel Valley Park, Walton Lake and the Ouzel River are just a stroll, or cycle ride, from this property's front door, and access to the canal towpath takes only a minute! The historic St Mary's church, Woughton House Hotel and popular Ye Olde Swan pub are all an easy walk, as are playing fields, tennis courts, allotments and the community orchard. Schools close to the area include the highly-regarded Oakgrove School and Walton High. There is a choice of large supermarkets within very easy reach, not least Tesco at the Kingston retail centre and Waitrose at Oakgrove. Plus a wide range of shops, including an M&S, restaurants and an Odeon cinema, a little over a mile away at the MK1 Centre.

ENTRANCE HALL

Oak flooring throughout.

LIVING ROOM

15'3" x 15'1"

Double-glazed windows to rear aspect, sliding door to Garden Room, oak flooring, stove-style gas fire and single radiator, door to Hall and double doors to Dining Room.

KITCHEN/BREAKFAST ROOM

10'9" x 9'4" / 13'6" x 8'3"

UPVC double-glazed window to front aspect and UPVC double-glazed door to front courtyard. Fittings comprise of a matching range of base and eye-level units with fitted worktops, a 5-ring gas hob with extractor hood above, sink with food disposal unit, integrated double-oven and microwave, plumbing for fridge/freezer, breakfast bar, and laminate flooring.



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DINING ROOM

12'10" x 12'9"

UPVC double glazed window to rear aspect, double doors to living room and oak flooring.

GARDEN ROOM

10'11" x 10'11"

UPVC double glazed windows surrounding, sliding door to rear garden and oak flooring.

STUDY

10'11" x 10'2"

UPVC double glazed window to rear aspect, radiator and oak flooring.

UTILITY AREA

10'11" x 4'3"

DOWNSTAIRS CLOAKROOM

Two piece suite comprising of a low level WC, pedestal wash hand basin and frosted double glazed window.

FIRST FLOOR LANDING

MASTER BEDROOM

15'3" x 14'6"

UPVC double glazed window to rear aspect, built in wardrobes, double radiator and carpet flooring with door to en suite

EN SUITE

8'7" x 7'1"

Frosted UPVC double glazed window. Three piece suite comprising of a shower cubicle, low level WC, pedestal wash hand basin and heated towel rail. Tiled flooring and tiled splash backs.

BEDROOM TWO

11'1" x 10'5"

UPVC double glazed window to rear aspect, single radiator and carpet flooring

BEDROOM THREE

10'5" x 8'9"

UPVC double glazed window to front aspect, single radiator and carpet flooring.

BEDROOM FOUR

10'4" x 6'2"

UPVC double glazed window to rear aspect, single radiator and carpet flooring.

FAMILY BATHROOM

9'3" x 5'10"

Frosted UPVC double glazed window. Three piece suite comprising of a deep panelled bath with shower over, low level WC and pedestal wash hand basin.

REAR GARDEN

Beautifully maintained rear garden fully enclosed.

DOUBLE GARAGE & DRIVEWAY PARKING

TENURE

Freehold

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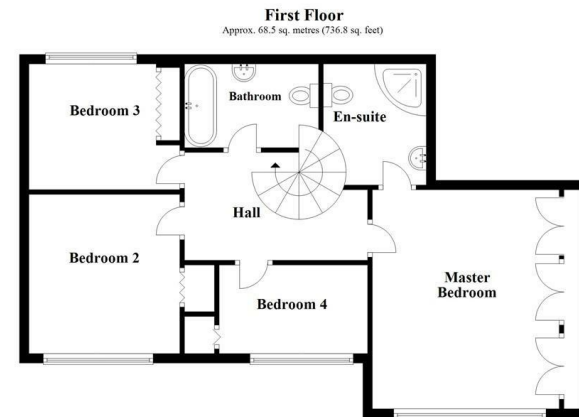
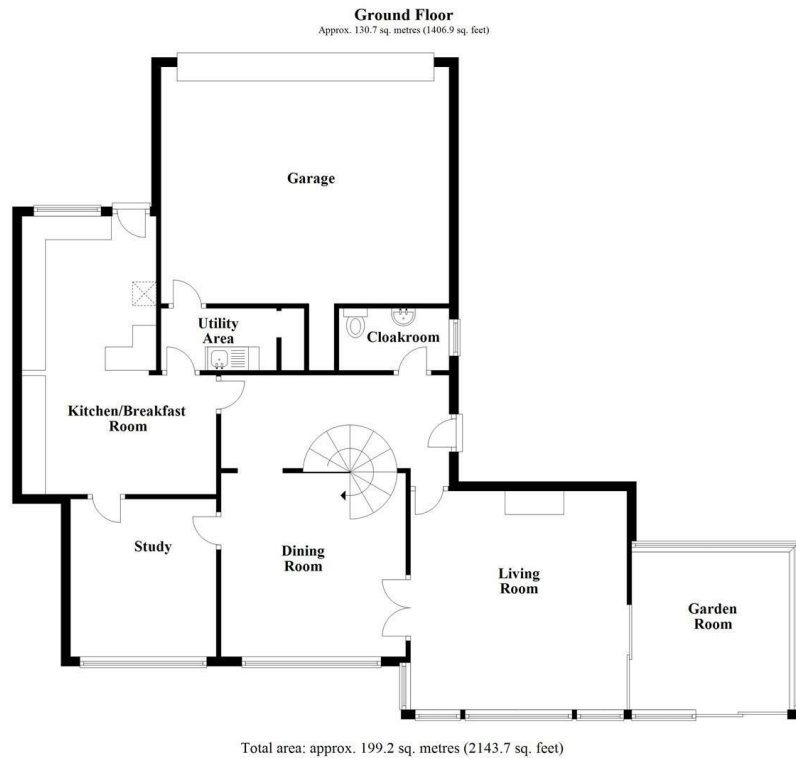


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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	76
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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

