



Mount Pleasant, Aspley Guise, MK17 8JZ

welcome to

Mount Pleasant

Unique opportunity to purchase an individually designed and built detached house in Aspley Guise with outstanding open views to the rear and generous 1.2 acre paddock facility. Set within one of the most popular roads in the village, this outstanding home is sure to impress!



Entrance Hall

Entrance via a composite door with double glazed panels to either side. Under stairs storage area. Karndean flooring with underfloor heating. Stairs to first floor landing. Doors to kitchen area, lounge and games room.

Cloakroom

Fitted with low level wc, wash hand basin.

Family Room/bedroom Five

14' 8" x 13' 2" (4.47m x 4.01m)

A multi purpose room with access from the hallway, Dual aspect double glazed windows to the front and side aspect. double radiator.

Lounge

20' 8" x 13' 2" (6.30m x 4.01m)

Stunning family lounge with apex ceiling and double glazed patio doors to outside patio area. Recessed lighting. Double panel radiators.

Kitchen/family Area

21' 4" to kitchen cupboards x 16' 1" (6.50m to kitchen cupboards x 4.90m)

L shaped room which is open to both the dining area and family area. Extensive range of quality coloured kitchen units and separate dresser with laminate work surfaces over, Incorporates floor to ceiling tall boy storage units, soft close deep drawers, and a utility island with ceramic hob, dishwasher, under unit wine cooler, and breakfast bar area. Remote 'silverline' ceiling cooker hood. Double electric Bosch oven. Integrated fridge/freezer. Karndean flooring and underfloor heating. Recessed lighting

Family Area: Enjoys bi folding doors across to both side and rear aspect with views open to the rear garden, patio area and surrounding field. Underfloor heating. Space for soft seating and family entertaining.

Dining Area

10' 10" min x 9' 11" min (3.30m min x 3.02m min)

Karndean flooring and underfloor heating. Picture window to rear aspect. Space and room for family dining table.

Utility Room

13' 4" max x 6' 2" (4.06m max x 1.88m)

Composite side door to outside. Matching kitchen range of kitchen base and wall units with laminate work surface over. Ceramic sink and drainer unit with short spray rinse tap over. Plumbing and space for washing machine and tumble dryer. Wall mounted gas central heating boiler. Extractor fan. Karndean flooring. Recess lighting. Double radiator. Doors to study and storage cupboard.

Study

11' 4" x 9' 1" (3.45m x 2.77m)

Double glazed window to front aspect. Double radiator.

Storage Cupboard

Elson hot water and heating cylinder, fuse box and additional storage area.

Landing

Galleried landing with undisturbed views to the rear aspect across open grassland, rear garden area and patio. Velux skylight windows. Eaves storage area with cupboard space. Doors to all bedrooms and family bathroom. Recessed lighting.

Master Bedroom

16' 2" x 13' 9" (4.93m x 4.19m)

Enjoying open views across to the rear aspect this is a stunning room with an apex ceiling, picture windows, and outward opening french double glazed doors to rear aspect. Double radiators. Sliding door to dressing area which offers room for both his and hers storage and hanging space. Door to en suite.

En Suite

Velux skylight windows. Recessed lighting. Heated towel rail. Enclosed corner shower cubicle with rain shower. Curved freestanding bathtub with hand shower attachment. Pedestal wash hand basin. WC. Shaver point.

Bedroom 2

16' 9" x 13' 3" (5.11m x 4.04m)

Lovely dual aspect room with exposed beam and double glazed windows to front and side aspect. Apex ceiling with velux skylight windows. Double radiators. Door to en suite.

En Suite

Fully enclosed corner shower cubicle with rainshower. Pedestal wash hand basin. WC. Extractor fan. Heated towel rail. Recessed lighting.

Bedroom 3

11' 7" x 10' 3" (3.53m x 3.12m)

Double glazed window to front aspect. Exposed beam. Double radiator.

Bedroom 4

11' 7" x 6' 8" (3.53m x 2.03m)

Velux skylight window. Double radiator.

Family Bathroom

Double glazed window to side aspect. Heated towel radiator. Pedestal wash hand basin. Bath with shower over and folding shower screen. WC. Shaver point. Extractor fan. Partly tiled surround. Recessed lighting.

Outside

Front Garden: Parking area for several cars. Raised brick planters with steps leading down to front door. Outside lights.

Rear Garden: Extensive patio surround with ample room for outside seating and dining. Garden enclosed mostly by panel fencing with double side access to front. Large garden shed. Lawned area with brick edge surround. Raised planter with shrubs and bedding plants. Outside tap and outside lighting. Adjoining the formal rear garden is an enclosed paddock of approximately one acre which is being sold with the property. Access to the rear paddock is via a five bar wooden gate. Further access can be located off Mount Pleasant.



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welcome to Mount Pleasant

- INDIVIDUALLY DESIGNED AND BUILT FIVE BEDROOM DETACHED HOME
- BEAUTIFUL OPEN ASPECT VIEWS TO REAR
- CONTEMPORARY OPEN PLAN KITCHEN/FAMILY AREA
- EXTENSIVE AND VERSATILE LIVING ACCOMMODATION
- PARKING FOR NUMEROUS VEHICLES TO FRONT

Tenure: Freehold EPC Rating: B

offers over
£1,075,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WOS102472 - 0011

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