



BEASLEY & PARTNERS

Residential Sales & Letting Agents

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BLACK HORSE HOUSE, CRANFIELD ROAD, WAVENDON, MILTON KEYNES, MK17 8AW



A substantial detached property of approx 3840 sq ft recently been subject to extensive extension and refurbishment by the present vendors and offered for sale in superb, immaculate decorative order throughout. The property is situated on a large mature plot approaching some 0.66 acre and benefits from a self-contained annexe with own private garden and off road parking for numerous vehicles. It offers large and versatile living accommodation throughout with luxuriously appointed kitchen, shower rooms and bathroom.

- * Reception Hall * Cloakroom * Four Reception Rooms * Large Kitchen/Family/Day Room * Utility Room * Large Master Bedroom With En Suite Dressing Room, En Suite Shower Room and Access to Balcony * Four Further Double Bedrooms * Two En Suite Shower Rooms * Large Guest/Family Bathroom
- * **Self Contained Annexe With Lounge/Dining Room * Fitted Kitchen * Bedroom * Shower Room**
- * Sealed Unit Double Glazed Windows * Under Floor Central Heating



Price £1.9 Million Freehold

Established
since
1994

Entrance door to Reception Hall.

Reception Hall

Two sealed unit double glazed windows to front. Ceramic tiled floor with under floor heating. Solid Oak staircase with banisters and hand rail leading to first floor accommodation. Door to under stair storage cupboard.

Cloakroom

Sealed unit double glazed window to rear. Fitted with a white suite comprising low level WC and wall mounted hand wash basin with mixer tap and pop up waste. Ceramic tiled floor. Under floor heating. Ceramic tiling. Recess ceiling light.

Sitting Room 16' 11" (5.16m) x 11' 0" (3.35m)

Sealed unit double glazed window to front. Two sealed unit double glazed windows to rear. Twin sealed unit double glazed doors opening onto rear garden. Large feature through inglenook style fireplace with inset wood burning stove, exposed beam, exposed bricks and raised stone hearth. Coved ceiling. Recess ceiling lights. Twin doors to Lounge.



Lounge 20' 10" (6.35m) x 14' 9" (4.5m)

A double aspect room with sealed unit double glazed window to front, two sealed unit double glazed windows to side and twin sealed unit double glazed doors opening onto rear garden. Coved ceiling. Recess ceiling lights. Oak flooring with under floor heating. Feature fireplace with beam.



Kitchen/Breakfast/Day Room 34' 0" (10.36m) x 13' 4" (4.06m) increasing to 13' 0" (3.96m)

Sealed unit double glazed windows to three aspects. Twin sealed unit double glazed doors opening onto rear garden. Coved ceiling. Recess ceiling light. Ceramic tiled floor with under floor heating. Feature through fireplace with exposed brick, wooden beam and log burner. A comprehensive range of fitted wall, base and drawer units with granite work surfaces. Concealed under unit lighting. Sunken stainless steel sink unit with mixer tap over. A range of electrical appliances to remain including Electrolux dishwasher, two Neff slide and glide fan assisted single ovens, large induction electric hob with stainless steel extractor hood over, Neff microwave oven, Neff coffee maker, full height AEG integral fridge and full height AEG

integral freezer. Central island with a range of drawer and storage cupboards below. Granite work tops. Door to Utility Room. Door to Dining Room.



Utility Room 15' 7" (4.75m) x 5' 10" (1.78m)

Ceramic tiled floor. Fitted with a range of wall, base and drawer units with fitted work tops. Ceramic tiling. White one and a half bowl, single draining sink unit with mixer tap over. Double door tall unit. Plumbing and recess for washing machine. Sealed unit double glazed door to rear garden.

Dining Room 25' 1" (7.65m) decreasing to 17' 5" (5.31m) x 18' 1" (5.51m) decreasing to 12' 11" (3.94m)

Sealed unit double glazed windows to three aspects. Two sets of sealed unit double glazed doors opening onto gardens. Feature through fireplace. Superb room with feature vaulted ceiling with large ceiling lantern. Oak flooring. Coved ceiling. Recess ceiling lights.



Study 15' 8" (4.78m) x 7' 8" (2.34m)

Three sealed unit double glazed windows to two aspects. Recess ceiling light. TV point. Coved ceiling. Oak flooring.

First Floor Accommodation

Half Landing

Large sealed unit double glazed window to rear. Recess ceiling lights. Coved ceiling.

Landing

Banisters and hand rail. Access to loft space via loft ladder. Recess ceiling lights. Coved ceiling.

Bedroom One 24' 4" (7.42m) decreasing to 19' 8" (5.99m) x 14' 0" (4.27m)

Sealed unit double glazed windows to three aspects. Twin sealed unit double glazed doors opening onto **balcony**. Under floor heating. Coved ceiling. Recess ceiling lights. Dimmer switch. Door to Dressing Room.



Dressing Room 7' 1" (2.16m) x 7' 5" (2.26m)

Under floor heating. Recess ceiling lights. Range of fitted hanging rail and shelving units. Door to En Suite Shower Room.

En Suite Shower Room 7' 0" (2.13m) x 7' 5" (2.26m)

Sealed unit double glazed window to rear. Fitted with a white suite comprising low level WC, pedestal hand wash basin, large walk in shower with white shower tray and glazed enclosure, wall mounted mixer with rain head. Chrome towel radiator. Under floor heating. Recess ceiling lights. Extractor fan. Ceramic tiled walls. Ceramic tiled floor.



Balcony 13' 7" (4.14m) x 12' 5" (3.78m)

Wrought iron railings.

Bedroom Two 16' 10" (5.13m) x 10' 0" (3.05m)

Sealed unit double glazed window to rear. Under floor heating. TV point. Recess ceiling lights. Coved ceiling. Door to En Suite Shower Room.



En Suite Shower Room 10' 11" (3.33m) decreasing to 7' 2" (2.18m) x 7' 7" (2.31m) decreasing to 4' 2" (1.27m)

Sealed unit double glazed window to rear. Fitted with a white suite comprising pedestal hand wash basin, mixer tap and pop up waste, large shower cubicle with white shower tray, glazed enclosure, wall mounted shower mixer with rain head. Under floor heating. Recess ceiling lights. Extractor fan. Ceramic tiled walls. Ceramic tiled floor. Chrome towel radiator.



Bedroom Three 15' 4" (4.67m) x 10' 7" (3.23m)

Sealed unit double glazed window to front. Under floor heating. TV point. Recess ceiling lights. Coved ceiling. Dimmer switch. Fitted with a comprehensive range of bedroom furniture including double and single wardrobe cupboards with hanging rail, shelving, chest of drawer units, bedside and dressing table.



En Suite Shower Room 8' 1" (2.46m) decreasing to 4' 6" (1.37m) x 9' 2" (2.79m) decreasing to 5' 2" (1.57m)

Sealed unit double glazed window to front. Fitted with a white suite comprising low level WC, pedestal hand wash basin with mixer tap and pop up waste, large walk-in shower with white shower tray, glazed enclosure, wall mounted shower mixer with rain head. Chrome towel radiator. Under floor heating. Extractor fan. Electric shaver point.

Bedroom Four 13' 4" (4.06m) x 9' 2" (2.79m)

Sealed unit double glazed window to front. TV point. Under floor heating. Dimmer switch.

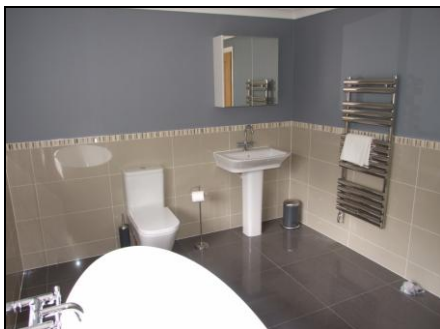


Bedroom Five 14' 0" (4.27m) decreasing to 12' 1" (3.68m) x 9' 0" (2.74m)

Sealed unit double glazed window to front. Under floor heating. TV point. Dimmer switch. Recess ceiling lights. Coved ceiling.

Family/Guest Bathroom 12' 5" (3.78m) x 9' 2" (2.79m)

Sealed unit double glazed window to front. Fitted with a white suite comprising low level WC, pedestal hand wash basin with mixer tap and pop up waste, free standing oval bath with mixer tap, large walk in shower cubicle with white shower tray, glazed enclosure, wall mounted shower mixer with rain head. Coved ceiling. Recess ceiling lights. Extractor fan. Under floor heating. Ceramic tiled floor. Half ceramic tiled walls.



Annexe



Lounge 18' 0" (5.49m) x 13' 6" (4.11m) to side of chimney breast

Sealed unit double glazed window. Recess ceiling light. Coved ceiling. Access to loft space. Twin sealed unit double glazed door opening onto private garden. Feature fireplace with inset log burner and wood mantle. TV point. Door to storage cupboard.



Bathroom 7' 8" (2.34m) x 6' 9" (2.06m)

Sealed unit double glazed window. Fitted with a white suite comprising pedestal hand wash basin, mixer tap with pop up waste, low level WC, panelled bath with mixer tap, wall mounted shower mixer and glass shower screen. Ceramic tiled walls. Ceramic tiled floor with under floor heating. Extractor fan. Chrome towel radiator.



Kitchen 10' 1" (3.07m) x 6' 6" (1.98m)

Sealed unit double glazed window. Fitted with a range of wall, base and drawer units with fitted work tops. Under floor heating. Ceramic tiled floor. Ceramic tiling. Circular stainless steel sink unit with drainer and mixer tap over. Integral fridge freezer. Integral dishwasher. Lamona electric cooker. Lamona four ring electric hob and stainless steel extractor hood over.



Bedroom 11' 0" (3.35m) x 10' 1" (3.07m)

Sealed unit double glazed window. Under floor heating. Covered ceiling. Recess ceiling lights.



Wooden Summerhouse 16' 0" (4.88m) x 11' 0" (3.35m) approx internal measurements

Light. Power. Covered veranda with paved sitting area at front.



Annexe Garden

Enclosed by fencing. Laid to lawn. Flower and shrub borders. Wooden garden store shed. Paved patio area.

Main Garden Area

Large gardens enclosed by fencing. Variety of mature trees and stocked flower, shrub beds and borders. Laid mainly to lawn. Large paved terrace area to rear of property.



Wooden Garden Store Shed 15' 3" (4.65m) x 13' 6" (4.11m)

Double wooden doors. Window.

Contained vegetable garden. Enclosed by fencing. Retained vegetable beds. Wooden garden store shed. Greenhouse.

Outside Front

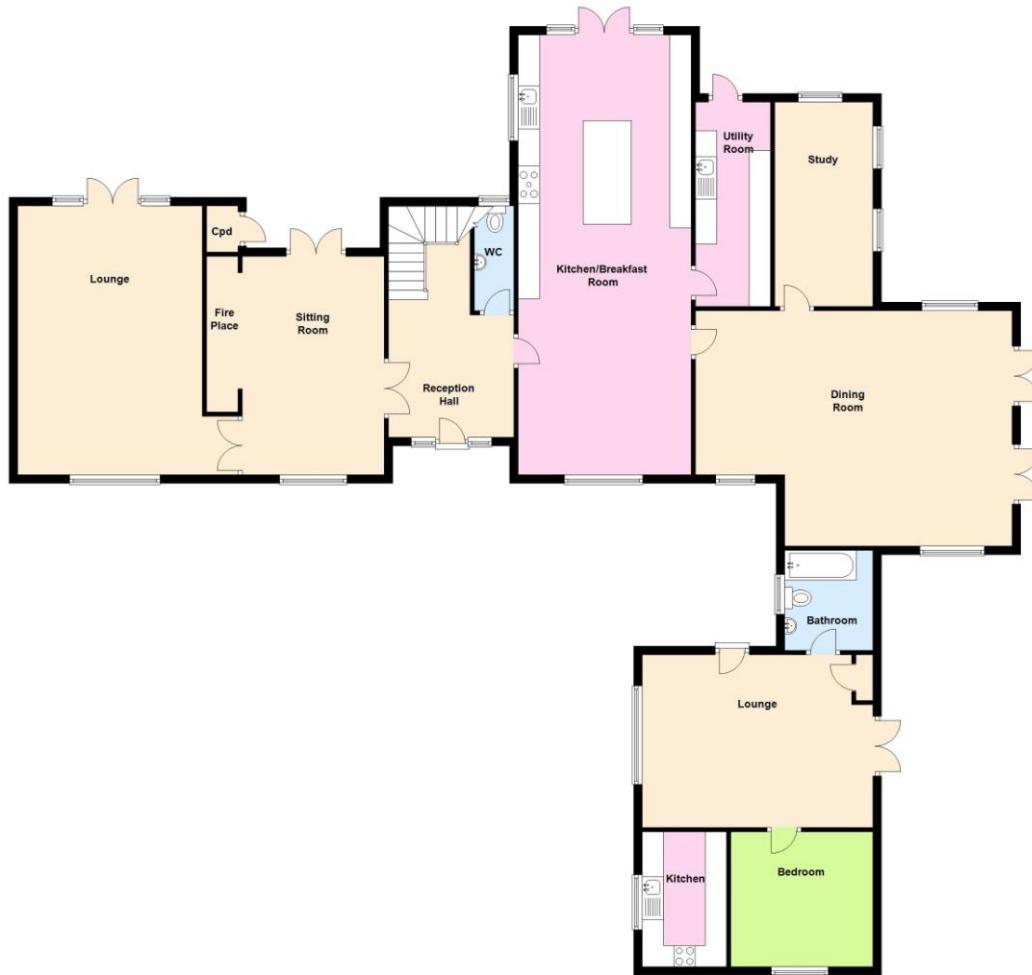
Large open parking area for numerous vehicles. Gated access to rear garden.

Agents Notes

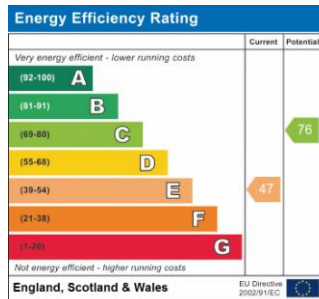
All measurements are approximate and no tests have been made of services, equipment or fittings.

Floor plans are for layout purposes only and are not to scale.





Total area: approx. 357.0 sq. metres (3843.2 sq. feet)



Address:
2 Cranfield Road Wavendon

