



3 Knights Close

Olney MK46 4JL

FINE & COUNTRY

3 Knights Close

Olney MK46 4JL

Our property forms part of a small private close of only 4 properties located in the town centre. This property was built by a small local builder who held a reputation for quality and expertise fairly unrivalled in this area. The property has been thoughtfully extended since conception adding increased floorspace to the kitchen and dining rooms. An exceptional property in an exceptional location, viewing is highly recommended.

The accommodation comprises: Entrance hall, Cloakroom, Sitting room, Dining room, Kitchen/breakfast room, Utility room, Study, 4 bedrooms with en suite facilities to the master bedroom, Family bathroom, Secluded west facing garden to the rear, Double garage and additional parking spaces.

Ground floor

Entrance hall - Staircase rising to the first floor with cupboards under. Wooden flooring. Coving to ceiling. Radiator.

Cloakroom - Suite of wash basin and low flush WC. Tiling to splash areas. Coving to ceiling. Ladder radiator.

Sitting room - Natural light flows from a double aspect with a window to the front and double glazed patio doors to the rear. There is an attractive fireplace with brick detailing and wood beam over which houses a multifuel stove. Coving to ceiling. Recessed ceiling lighting. Radiator.

Dining room - Increased floorspace to this room formed part of the extension to the premises in 2015. There is now a part vaulted ceiling and glazed doors opening to the garden with matching side panels. Tiled flooring. Recessed lighting to the ceiling.

Kitchen/breakfast room - Tastefully extended area with a fitted sink unit and cupboards under. There is a further extensive range of cupboard units to base and high levels including a central island unit with pan drawers and extensive work surface areas. Included within the kitchen are a built in 5 ring gas hob with extractor hood over, built in oven, grill, microwave, warming drawer and breakfast bar. Housing available for an "American" style fridge freezer. The extended area to this room has velux rooflights.

Utility room
In conjunction with the dining room and kitchen breakfast room this room has an extended floorspace. It now comprises a single bowl sink unit with cupboards under. Housing available and plumbing installed for an automatic washing machine. Cupboard units to base and high levels. Fitted wine rack. Ample work surfaces. Tiling to splash areas. Door to gated courtyard.

Study - Window at the rear elevation. Coving and recessed lighting to the ceiling. Wooden flooring. Radiator.

First floor

Landing - Access to loft space. Airing cupboard. Radiator.

Bedroom One - Built in double and single wardrobes. Radiator.

En suite - Recent replacement from the original comprising a large walk in shower with integrated WC and wash basin. Tiling to walls and flooring. Recessed ceiling lighting. Ladder radiator.

Bedroom Two - A room with interesting roof lines and recessed lighting and coving to the ceiling. Radiator.

Bedroom Three - Double built in wardrobe. Coving and recessed lighting to the ceiling. Radiator.

Bedroom Four - Double built in wardrobes. Radiator.

Bathroom - Fully tiled and comprising a panelled bath with shower and glazed screen, WC and washbasin in vanity surround. Tiled flooring. Ladder radiator.





Outside

From the pillared entrance designating "Knights Close" there is a brick pavior drive serving the four properties and their garaging. 3 Knights Close has a double garage with additional parking to the front. More parking is available immediately outside the front entrance to the property. There are small well stocked flower beds to the front.

Gated access to the rear garden which is laid to lawn and fully enclosed by fencing given further seclusion by an array of mature trees. The garden is west facing thus takes advantage of the afternoon and evening sun. A patio area is an ideal venue for alfresco dining.

Agents notes

The property is double glazed throughout

New central heating boiler with dual-zoned, wifi enabled, central heating and hot water system (installed October 2022)

The property has gas fired heating with underfloor heating to the kitchen and a separate zone for the dining room on the ground floor. The newly installed bathrooms on the first floor both have underfloor heating. All 3 bathrooms have been replaced within the last 12 months, and both the interior and exterior of the house has been redecorated.

Location

People have lived in Olney from the days of the Roman Empire. In Saxon times, Olney was mentioned in a Charter of 979 AD as Ollanage (which is thought to mean 'Ola's Island'). Olney belonged to a descendant of the King of Mercia before becoming part of the Viking lands. During the 18th Century, Olney was a staging post for travellers. Horse-drawn coaches passed through taking people between Kettering and the Newport Pagnell Turnpike. It is said that by 1754 there were 27 inns in the town. This was also the home of poet William Cowper and writer, curate John Newton who wrote the 'Olney Hymns' together. The town has a strong representation of individual shops selling clothing, footwear and accessories. There are supermarkets and convenience stores, a health centre, dentists, opticians and the town still retains its Nationwide building society. Hospitality is well served with an abundance of coffee shops, restaurants and bars all in the immediate surrounds of the lively market square. Free parking is available along the length of the High Street, a good half mile in length. Olney has also been named in The Sunday Times "Best places to live 2022". The town is situated just 11 miles from Milton Keynes, and was the only location from the county to make the cut. The guide features 70 locations in total, and is compiled by The Sunday Times' expert judges, who take into consideration a range of factors, such as: schools, connections, transport and the High Street.

<https://www.buckinghamshirelive.com/whats-on/olney-named-sunday-times-best-6923026> Olney is now a vibrant market town, with many people commuting to nearby towns for work. It's famous for the yearly pancake race which started here hundreds of years ago. Many local people know it as a place with a strong sense of community and as a safe and prosperous town to live. Olney is blessed with an enviable schooling reputation, there being three schools in the town serving children from 5 years of age to young adults of 18 years old. The town is well served for transport links with main line rail stations on the doorstep at Milton Keynes, Bedford and Wellingborough, each giving access to London and the North. Motorway access at Junction 14 of the M1 is only some 10 minutes distant. Luton and East Midlands airports are both within an hours drive. **OLNEY RECREATION GROUNDS** The town of Olney has a thriving sports centre situated just off East Street where the playing fields extend down to the banks of the River Ouse. Within the recreation ground the sports widely catered for are rugby, cricket, tennis, football and flat green bowling. Rugby features strongly in Olney and there are currently 25 teams representing the town in senior, ladies, junior and mini versions of the game. Olney rugby club have their own clubhouse which hosts many social occasions throughout the year in addition to providing changing and shower facilities. Football representation in Olney is provided by teams ranging from under 5 to under 18. Currently they have 470 players registered for season 2023/24. Qualified coaches look after this vast group of enthusiastic youngsters to develop and encourage them towards senior levels. The tennis club have four floodlight courts and their own clubhouse which caters for both juniors and adults with coaching available for beginners and improvers. Fine and Country are proud to sponsor Olney Tennis Club. Cricketers play on both Saturdays and Sundays in their respective leagues involving gentlemen, ladies who play in the Home Counties Womens League and juniors aged from 5 years upwards contesting the Beds Youth Leagues. Completing the plethora of sporting activity are the flat green bowlers. Founded in 1906 this is a thriving community in Olney. The bowls club are members of Bowls England (BE) and Bucks Bowling Association (BBA).

Disclaimer

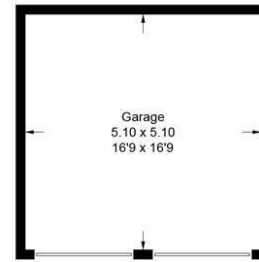




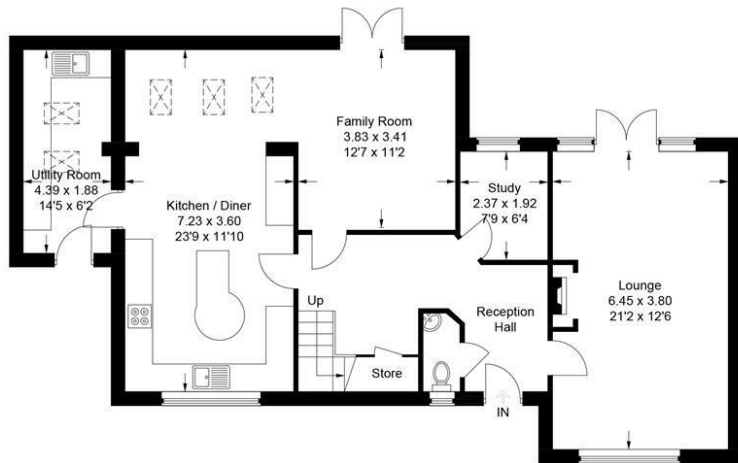




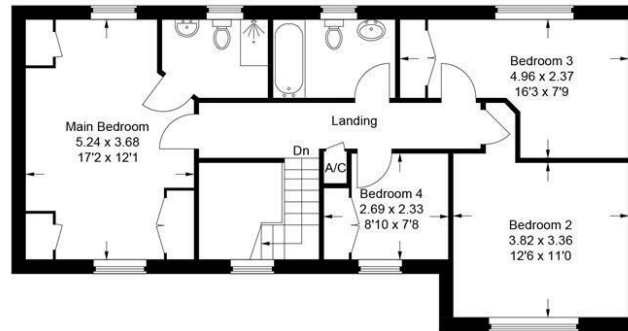
Approximate Gross Internal Area
 Ground Floor = 98.7 sq m / 1,062 sq ft
 First Floor = 72.6 sq m / 781 sq ft
 Garage = 26.0 sq m / 280 sq ft
 Total = 197.3 sq m / 2,123 sq ft



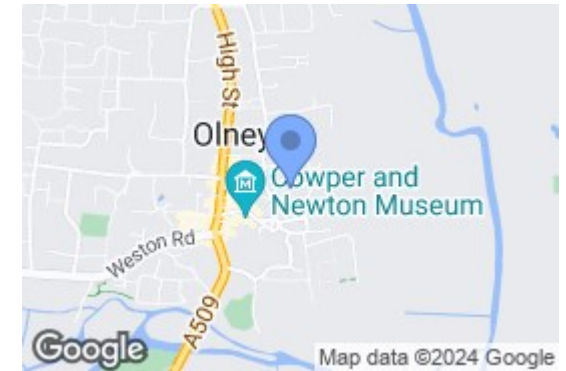
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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.

© CJ Property Marketing Ltd Produced for Fine & Country



59 High Street, Stony Stratford,
 Milton Keynes MK11 1AY
 01908 713253 miltonkeynes@fineandcountry.com
 www.fineandcountry.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.