



Redland Drive, Loughton, MK5 8FB

28 Redland Drive  
Loughton  
Buckinghamshire  
MK5 8FB

**£1,300,000**

A rarely available five double bedroom detached house situated on a generous plot located in the premier Loughton area of Milton Keynes. The property offers in excess of 3,000 square feet of living space, is located opposite the Equestrian Centre, and is less than 10 minutes' walk from the railway station.

The accommodation is set over two floors, and also boasts a triple garage and self contained entertainment/games room. In full this property offers, entrance hall, cloakroom, lounge, dining room, study, kitchen/breakfast/family room, utility room, and a stunning oak-framed garden room. The first floor offers five bedrooms, all with built-in wardrobes, and en-suites top both the master & guest bedrooms. The family bathroom is four piece and re-fitted. To the outside, the gated driveway lies adjacent to the front garden, and leads to a private driveway and triple garage. There is a self contained entertainment/games room with bar, kitchen & cloakroom. The rear garden is mature and private.

- DETACHED RESIDENCE
- FIVE DOUBLE BEDROOMS
- FOUR RECEPTION ROOMS
- THREE BATHROOMS
- LARGE KITCHEN/FAMILY/ BREAKFAST ROOM
- OAK-FRAMED GARDEN ROOM
- SELF-CONTAINED ENTERTAINMENT/GAMES ROOM
- TRIPLE GARAGE
- FRONT & REAR GARDENS
- PREMIER LOCATION





#### Ground Floor

Covered storm porch. The property is entered via a part glazed front door with a glazed side panel into the entrance hall. Dog-leg staircase to the first floor landing. Two storage cupboards. Doors to lounge, dining room, study, kitchen/family room, and a door to the cloakroom.

The cloakroom is fully tiled and located to the rear of the property with an obscure double glazed window. The suite comprises a low level w.c. and a wall-mounted wash hand basin.

The lounge is triple aspect with UPVC double glazed French doors leading to the garden room and windows to front and side aspects. Recess brick-built fireplace with inset windows to both sides of the chimney breast. The dining room is located to the front of the property with a double glazed window to the front aspect. The study has windows to the front and side aspects and a fitted bookcase.

The kitchen/breakfast/ family room is L shape with tiled flooring. The kitchen is fitted in a range of units to wall and base levels with worksurfaces over and an inset one and a half bowl sink/drainage with a waste disposal unit. Built-in five ring gas hob, double electric oven, integrated microwave and an extractor hood. Wall mounted Air Conditioning Unit. Windows to front, rear and side aspects. Double glazed French doors lead to the rear garden. A door leads to the utility room which has an inset sink unit. Fitted units to wall and base levels. Plumbing for washing machine. Space for a further appliance. Tiled flooring. Wall mounted gas central heating boiler. UPVC part glazed door and window to the rear aspect.

The oak framed garden room is located to the rear of the lounge. Electric heating. This is a stunning room with a vaulted ceiling and glazing to three aspects. Access is given to the rear garden.

#### First Floor Galleried Landing

Access to the loft. Airing cupboard housing the hot water cylinder. Walk-in storage cupboard. Doors to all rooms.

The master bedroom has a window overlooking the rear garden and three sets of double wardrobes. The en-suite comprises a large double width shower, wall mounted wash hand basin and low level w.c. Fully tiled. Heated towel rail. Obscure UPVC double glazed window to the rear aspect.

The guest bedroom has two Dormer windows to the front aspect and a built-in double wardrobe. A door leads to the en-suite comprising a fully tiled white suite with a low level w.c., wall mounted wash hand basin and shower cubicle. Obscure UPVC double glazed window to the front aspect.

Bedroom three has windows to front and side aspects and a built-in wardrobe. Bedroom four is of double size and has windows to front and side aspects and a built-in wardrobe. Bedroom five overlooks the rear garden and has fitted wardrobes to one wall.

The family bathroom has a four piece suite comprising low level w.c., wall mounted wash hand basin, Jacuzzi bath with a hand-held shower attachment, and a shower cubicle. Fully tiled walls and floor. Obscure UPVC double glazed window to the rear aspect.

#### Entertainment Room

The entertainment/games room is adjacent to the triple garage with bi-fold door opening onto the rear garden, glazed French doors face back to the property. This is a large entertainment space which is ideal for a gym/home office and has a bar area fitted in the corner of the room. Vaulted ceiling. Access to the rear lobby and kitchenette which has an inset sink/drainage, wall and base level units, plumbing for dishwasher and washing machine, space for a further appliance. A door leads to the cloakroom with a suite comprising low level w.c. and pedestal mounted wash hand basin.

#### Triple Garage

Electronically operated up and over doors, one double and one single. Butler sink with hot & cold water. Large open-plan area with a personal door leading to the side aspect opening out onto an under-cover storage area.

#### Gardens

The front garden is laid to shrubs and artificial grass with a path leading to the front door. Access is via a shared driveway which leads to a private driveway with electric gates, and a retaining brick wall. A block paved driveway leads to the

triple garage and gives access to the private rear garden.

The rear garden is fully enclosed and has several paved seating areas and a large timber deck area which spans the width of the property and has an inset hot tub. Three raised fishponds. Small storage outbuilding set on a timber deck. Well stocked flower and shrub borders. Rockery areas. Timber garden shed. External lighting, water and power supplies.

#### Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: G.

The heating is gas to radiator to the main house with the boiler located in the utility room.

The oak-framed garden room & the entertainment/ games room both have electric heaters.

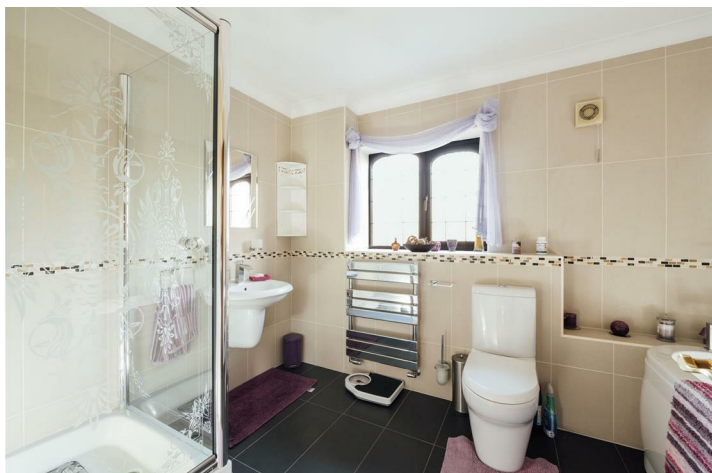
#### Location - Loughton

Loughton is arguably one of the most sought after areas in Milton Keynes. It comprises mainly residential dwellings some dating back hundreds of years, and amongst them some of the highest in value in Milton Keynes. It encompasses the historic village of Loughton along with some stunning parkland and the popular Loughton Equestrian Centre offering riding lessons and livery - can be seen from the property. It has a local junior school and a popular restaurant. Loughton is particularly popular with commuters being close to CMK railway station with trains to London Euston and the North. The fastest trains to Euston take just 30 minutes. The property is just a few minutes walk from the station through attractive parkland, which will save the stress and considerable cost of parking for commuters. CMK shopping centre is a reasonable walk or short bus/car journey away. There are plenty of lake and riverside walks close by. With a short visit to Loughton it is easy to see why it is one of Milton Keynes premier locations.

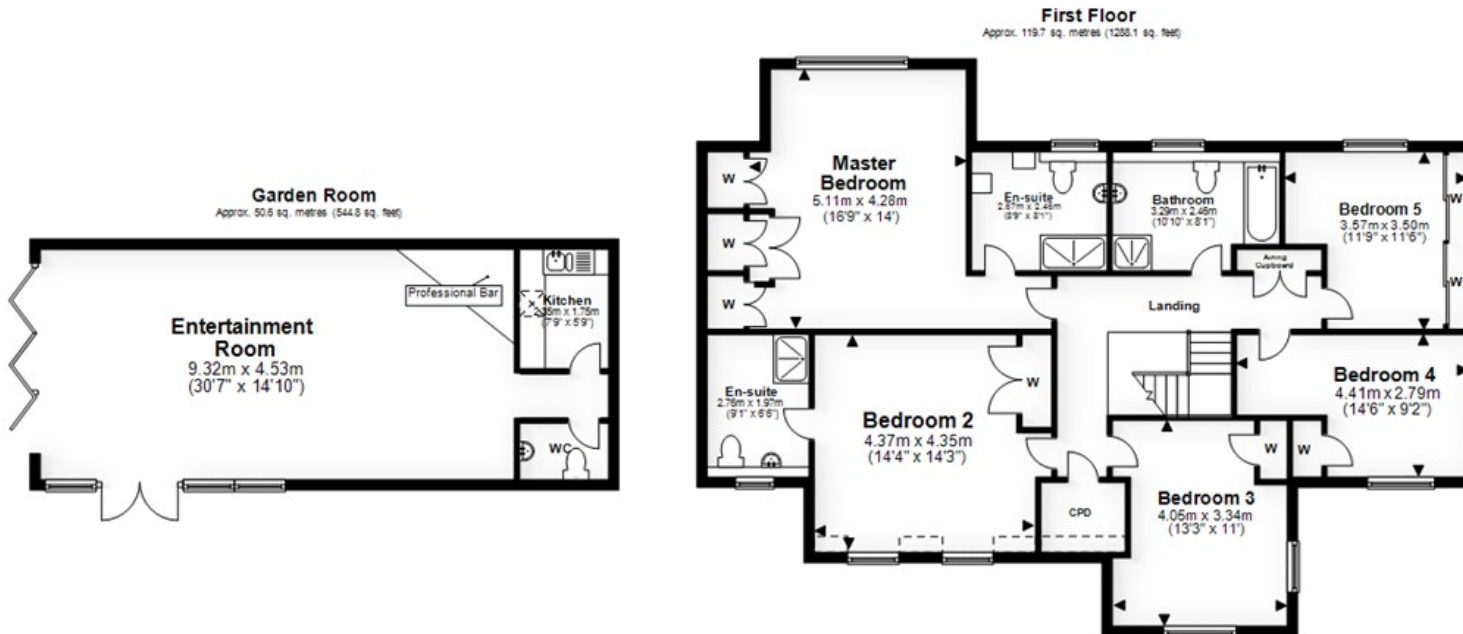
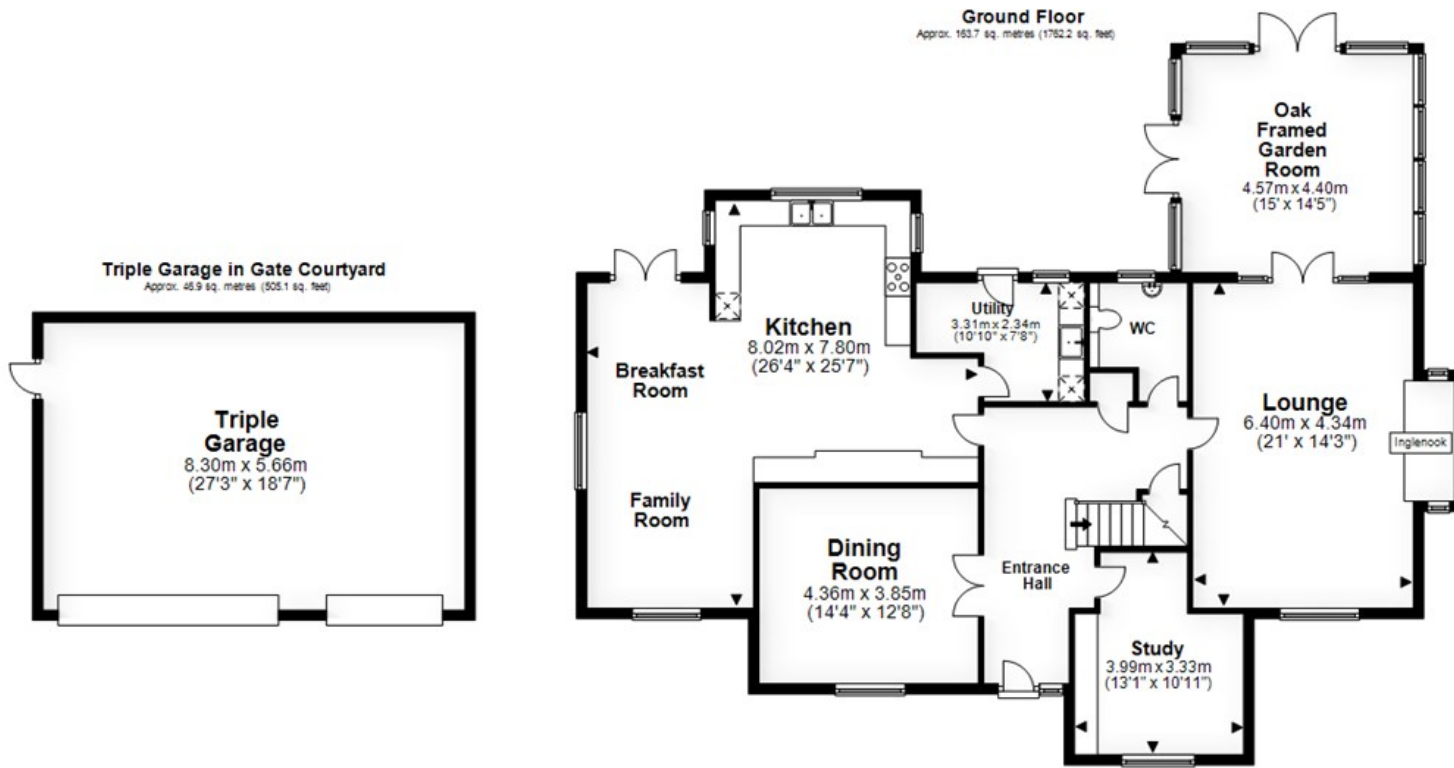
#### Disclaimer

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. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



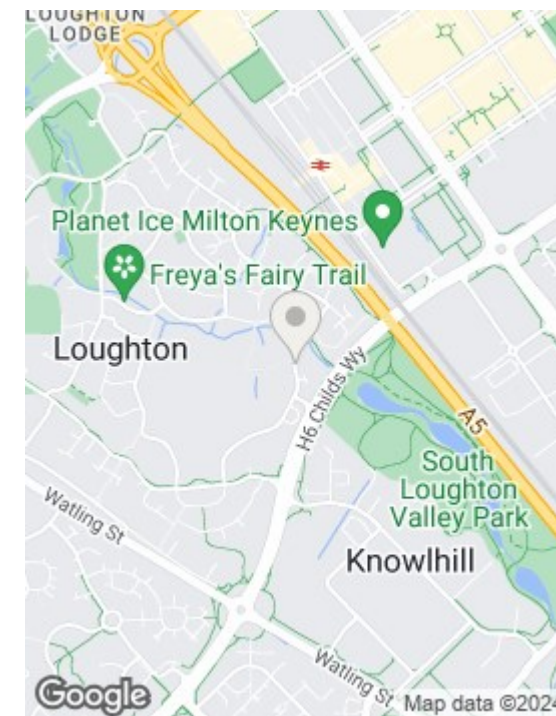






Total area: approx. 380.9 sq. metres (4100.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustration purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



### Viewing Arrangements

By appointment only via Fine & Country.  
We are open 7 days a week for your convenience

📞 01908 713253

✉️ miltonkeynes@fineandcountry.com

🖱️ www.fineandcountry.com

📍 59 High Street, Stony Stratford  
Milton Keynes MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	78
EU Directive 2002/91/EC			

