



Lower Weald, Calverton, MK19 6EQ

35 Lower Weald
Calverton
Buckinghamshire
MK19 6EQ

£1,100,000

A unique 5 bedroom detached house with double garage & large driveway on a large secluded plot, with fabulous views.

The property is a one off- built for the current owners in 1985- on this development of just three architecturally designed properties on large, well spaced plots off a private driveway. The property has accommodation of around 2,378 ft.², set over two floors comprising; a large hall, living room with snug, dining room, kitchen breakfast room and cloakroom plus a large double height garden room. On the first floor there are 5 bedrooms and 2 bath/shower rooms.

Outside the property has a double garage, sweeping driveway and gardens to the front and rear with fabulous countryside views.

Lower Weald, Calverton, is located on the outskirts of Stony Stratford and has the benefit of a popular dining pub. It is just a short drive from extensive facilities in CMK to include the railway station, and has excellent access to a number of private schools.

- Unique Detached House
- 5 Bedrooms
- 2 Bathrooms
- 3 Reception Areas
- Large Double Height Garden Room
- Kitchen/ Breakfast Room + Utility Room
- Large Secluded Plot with Lovely Views
- Double Garage and Large Sweeping Driveway
- Fabulous Location - MUST BE SEEN TO APPRECIATE





Ground Floor

A front door opens to a spacious entrance hall, which has attractive polished cedar panelling to the walls, stairs to the first floor and doors to all rooms.

The cloakroom has a suite comprising WC and wash basin. Window to the front.

A large open plan living room and snug has a walk around fireplace incorporating a wood burner. Windows to the front and French doors with glazed side panels open to the rear garden. Return door to the dining room.

The dining room, located to the rear, has sliding patio doors opening to the garden room and two bespoke fitted cupboards and display cabinets. Door to the kitchen and double doors from the hall. Doors to the lounge and kitchen.

The kitchen/breakfast room has a range of units to floor and wall levels with worktops, cupboards, drawers, and a pull out larder. Integrated electric hob, extractor hood, double oven and fridge. Breakfast bar. The breakfast area has space for dining table and has a feature brick wall. Window and glazed door opening to the rear garden.

A utility room has floor and wall units and a double bowl sink. Space for a washing machine and freezer. Window to the front and door to a covered porch at the side.

The garden room is a large room of hardwood and double glazed construction at ground floor with a polycarbonate roof, tiled floor, double height part vaulted ceiling with a maximum height of approximately 4.84 m. A spiral staircase leads up to a galleried landing which gives access to the first floor landing and balcony.

First Floor

A large landing has glazed sliding patio doors opening to the galleried landing over garden room. Doors to all rooms. Airing cupboard and access to the loft.

The master suite has a large double bedroom with double glazed French doors and glazed side panels opening to an exterior balcony with lovely views over the rear garden and countryside beyond. Range of fitted cupboards and wardrobes. A link door to bedroom two – with the provision for it to be used as a dressing room should it suit. The refitted en-suite bathroom has a four piece suite comprising; a WC with concealed cistern, inset wash basin, bath and a walk in shower cubicle. Tiled floor and walls and windows to the front.

Bedroom 2 has a window to the front, fitted wardrobes and a link door to the master suite- allowing this room to be used as a dressing area should you prefer.

Bedroom 3 is a double bedroom located to the front with a built-in cupboard.

Bedroom 4 is a double bedroom located to the front with a built in wardrobe and a door to the Jack and Jill bathroom.

Bedroom 5 is a single bedroom located to the rear with fabulous

countryside views.

The family bathroom has a modern white suite comprising WC, wash basin, bath, and a separate shower cubicle. Tiled floor and walls, windows to the front and a link door from bedroom 4, allowing it to be used as an en-suite.

Outside

The property occupies a large plot with beautifully maintained gardens to the front and rear.

The front garden has a sweeping and circular gravel driveway, providing off-road parking for several vehicles and which extends to the side of the property, leading to the garage. There are neat lawns, established beds and borders and the gardens are enclosed with established hedges and shrubbery.

The rear gardens are beautifully tended with paved patios, established stocked beds and borders plus garden sheds to remain. The gardens are enclosed by mature hedges and back onto farmland, currently used for grazing, with lovely views.

Double Garage

Brick built detached double garage with remote opening double up door, pitch tiled roof with loft storage. and window and pedestrian door to the side.

Heating

The property has two heating systems. The primary system is oil fired to radiator central heating. The secondary system, a series of electric storage radiators and electric heaters. In addition, the living room has a wood burner.

Cost/ Charges/ Property Information

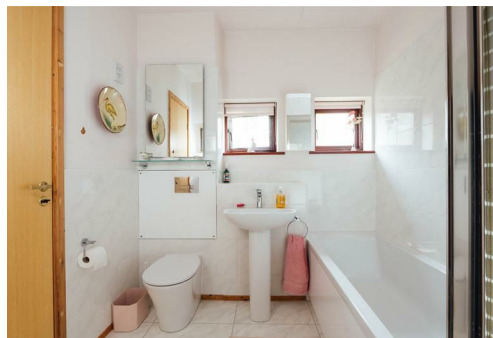
Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: G

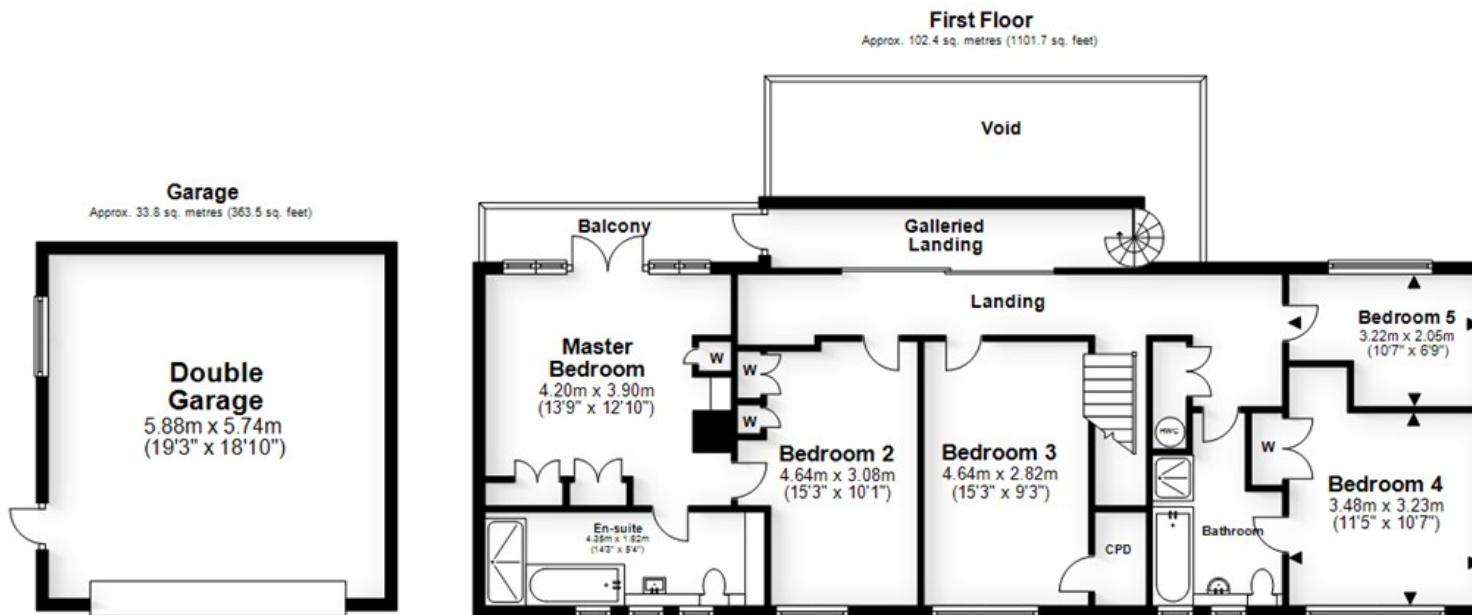
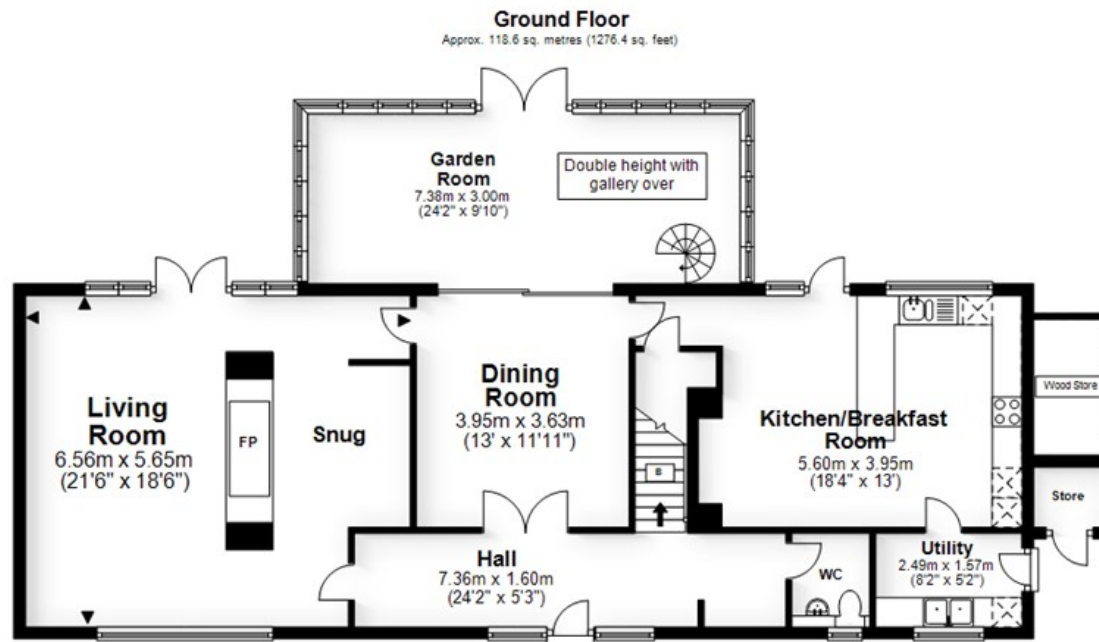
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Total area: approx. 254.7 sq. metres (2741.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, 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 illustrative 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

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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		EU Directive 2002/91/EC	

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