



Hawkwell Estate, Old Stratford, MK19 6AP

6A Hawkwell Estate
Old Stratford
Northamptonshire
MK19 6AP

£625,000

A beautifully presented and deceptively spacious 4 bedroom detached chalet bungalow with flexible accommodation, located on a small private development

The property, built in 2015 as a "one off", offers spacious and versatile accommodation, mainly on the ground floor, with the option of two en-suite bedrooms - one on the ground floor, and a large suite on the first floor.

The property comprises: a large entrance hall, spacious open plan living/dining room, kitchen/ breakfast room and study. There are 3 double bedrooms, one with an en-suite room on the ground floor, plus a family bathroom. On the first floor there is a large master suite with bedroom, shower room and dressing room.

Outside the property has parking for up to 6 cars, and an enclosed rear garden. The property is beautifully presented and has had improvements carried out by the current owner to include the recent replacement and improvement of all bathrooms.

Hawkwell Estate is a small private development of just 10 bungalows located in a cul de-sac, just a short walk to the local school, shops, pub, and comfortable walk to Stony Stratford High Street and nature reserve.

- Deceptively Large Detached Chalet Bungalow
- 4 Double Bedrooms (3 on Ground Floor, 1 on First Floor)
- 3 Refitted Bath/ Shower Rooms (2 En-suite)
- Large Living/ Dining Room (23'5" x 17'9")
- Kitchen/ Breakfast Room
- Study
- Driveway Parking for Upto 6 Cars
- Small Private Cup-De-Sac
- Short Walk to School & Shop.





Ground Floor

A front door opens to a spacious entrance hall which has stairs to the first floor, doors to most rooms, with double doors opening to the large living space.

The heart of this home is the large open plan living room / dining room which has two sets of French doors with glazed side panels opening to the rear garden and doors to all other rooms. There is also an under stairs storage cupboard.

The large kitchen / breakfast room has a range of units to floor and wall levels with worktops and a single drainer sink unit. Integrated gas hob, extractor hood and double oven. Space for fridge/ freezer, washing machine and a dishwasher. Space for a small table should you require. Window the rear and door to the garden.

A study has a window to the side.

Bedroom 4 is a double bedroom located to the front.

Bedroom 2 is an en-suite double bedroom with plenty of space for wardrobes and bedroom furniture and a window to the front. It has an en-suite shower room with a high-quality white suite comprising WC with concealed cistern, wall mounted wash basin with vanity unit and a wet room style shower with glass screen and an Aqualisa digital shower with remote control. Tiled floor and part tiled walls, window to the side.

Bedroom 3 is a double bedroom located to the front.

A family bathroom has a replacement premium white suite comprising WC, wash basin with vanity unit and a double ended bath with mixer tap and separate shower over with glass screen. Tiled floor and part tiled walls.

First Floor

The landing has a useful eaves storage cupboard, a skylight window to the side and a door to the master suite.

The master suite is a large double bedroom, a characterful room with vaulted ceiling line, a skylight window and dormer window to the front. It has a range of fitted wardrobes and eaves storage cupboards. Doors lead to a dressing room and en-suite shower room.

The large dressing room has vaulted ceiling with some restricted head height and skylight windows to both sides.

The en-suite shower room has been re-fitted with a high quality white suite comprising WC, wash basin with vanity unit and a wet room style shower with glass screen. Tiled floor and walls, vaulted ceiling line and skylight window to the rear.

Outside

The front of the property has a block driveway providing off road parking for up to 6 cars, and side access leads to the rear garden.

The neat rear gardens have paved patios, lawns and some stocked beds and borders. Large recently added garden shed to remain. Enclosed by fencing

Cost/ Charges/ Property Information

Tenure: Freehold
Local Authority: West Northants Council
Council Tax Band: E

Location - Old Stratford

Old Stratford is a village located to the very north eastern corner of Milton Keynes on the Buckinghamshire/ Northamptonshire border. It has a local pub, grocery shop, restaurant, takeaway, and junior school. It is within a comfortable walk (approximately 1/2 mile) of Stony Stratford or a slightly longer but picturesque riverside walk. Stony Stratford is an attractive and historic coaching town referred to as the Jewel of Milton Keynes. Bordered to most sides by attractive countryside and parkland, and nature reserves the town offers lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

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.

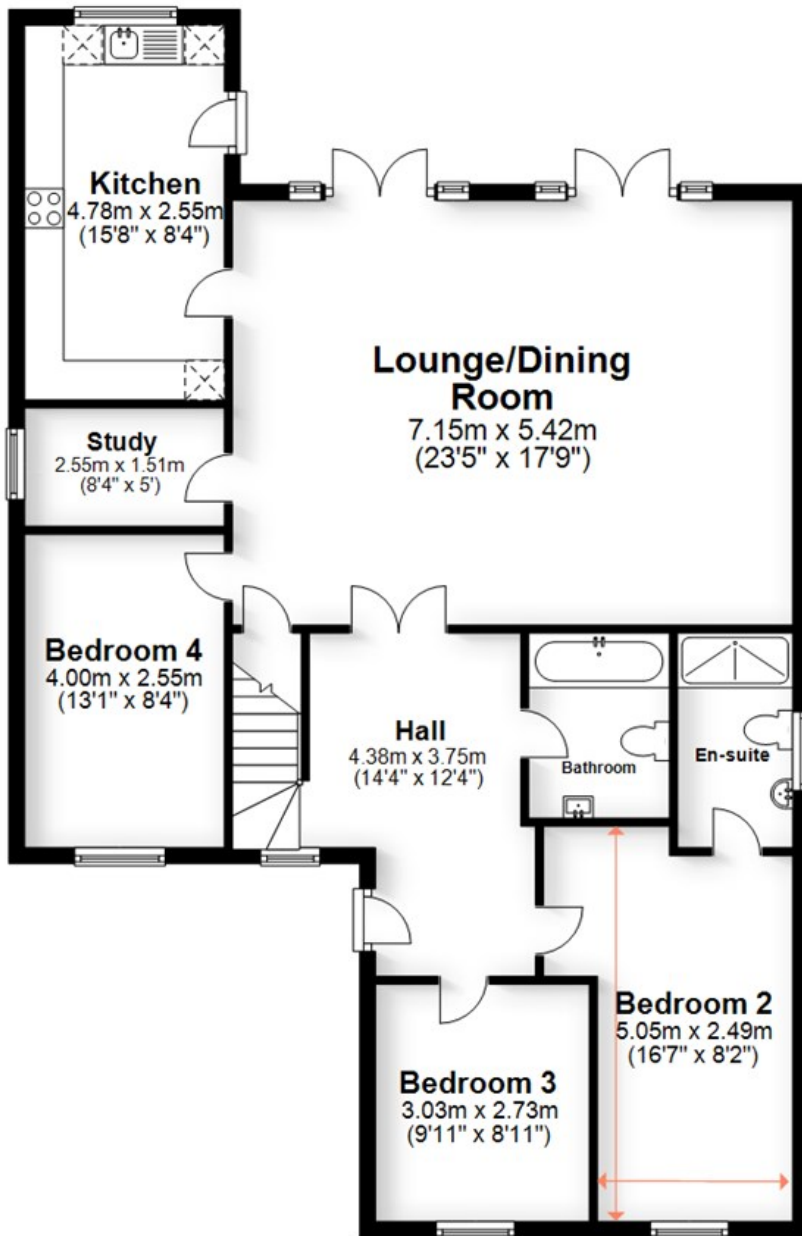






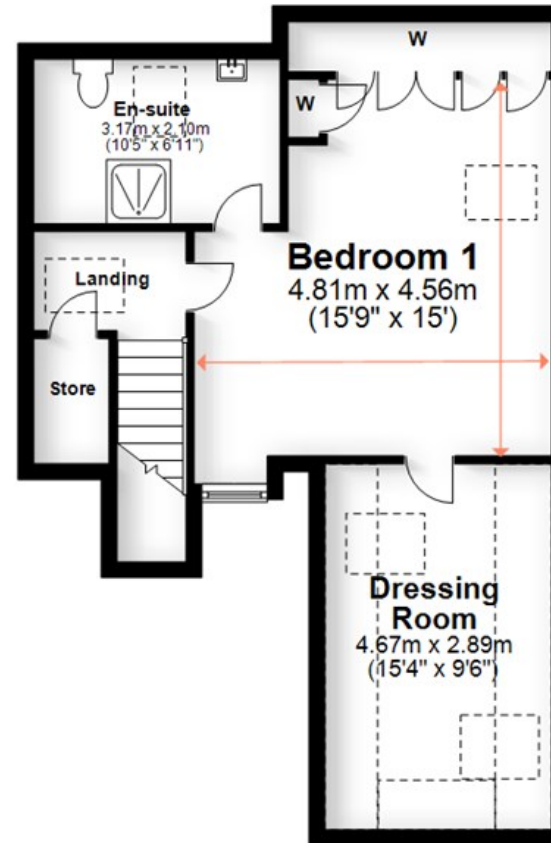
Ground Floor

Approx. 113.3 sq. metres (1220.1 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.6 sq. feet)



Total area: approx. 145.8 sq. metres (1569.7 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

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		82	
(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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