



# Orchard House 5 Manor Close

Carlton MK43 7LD



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Be prepared to be amazed. This substantial detached family home has a surprise in store. The one and a quarter acres of formal garden and orchard with tennis court are so tranquil and peaceful, they provide an absolute haven for those seeking the quieter life. Barely a sound can be heard apart from the birdsong emanating from within the mature woodland and dense bush which seclude this lovely garden. The property is around 54 years old built on ground formerly in the ownership of the nearby Manor House. The present owners who have been in residence almost 30 years have tastefully extended the property over the garage and kitchen areas. An exceptional home awaits the discerning purchaser.

The accommodation comprises: Reception hall, Cloakroom, Sitting room, Study, Kitchen/dining and family room, Utility room, Four well proportioned bedrooms, two having en suite facilities, Family bathroom, Double garage, Gas fired central heating underfloor in areas, Double glazed throughout.

## Property walkthrough

Enter the generously proportioned reception hall with its hardwearing parquet flooring. The staircase with storage under rises to the first floor from this area and doors lead off to all principal rooms. A fully tiled cloakroom has been renewed in recent times to keep pace with current trends similar to all additional bathroom and kitchen fittings throughout the home. A useful cloaks cupboard and ladder radiator are in situ.

From the reception hall access the light and airy sitting room which has such lovely views over the garden. A wood burning stove is set to one wall with bi-fold doors opening to an extensive porcelain paved patio area. An attractive bay window is located to the front of the property. Double doors open to the sellers favourite room in the house, the sumptuous kitchen/dining family room which benefitted immensely from a thoughtful rear extension. This incorporated a stunning lantern roof which floods the area with additional natural light, further augmented by the glazed bi folding doors arranged along the rear of the property. To this specific area the heating is underfloor. The dining area has engineered oak flooring and is well proportioned.

In the kitchen area there are a vast array of cupboards and drawer units with a central island offering additional storage space. A quartz work surface extends over the island unit and accompanying base wall units. Integrated appliances include a built in "Neff" conventional oven, a combination steam oven and warming drawer, dishwasher, full height freezer, "Bosch" fridge and induction hob with extractor over. Further there is a one and a half bowl sink unit with mixer tap and drinking water filter. The property benefits from a water softener. Flooring is in engineered oak and there are two stainless steel radiators. An adjacent utility room is plumbed for a washing machine and has a wall mounted gas boiler which is only around 4 years old. An internal door from the utility room gives access to the double garage and a further door opens into the garden.

Ascend the staircase to the first floor which offers access to a part boarded loft and a landing with a fitted airing cupboard. There are four bedrooms on this floor and three bathrooms. An extension over the garage, undertaken some 6 years ago contributes to the additional space. The master bedroom and guest bedrooms both have en suite shower rooms which have been kept absolutely up to date by regular renewal of their sanitary ware. Both shower rooms are fully tiled to the walls and floors, the shower in the master bedroom having a remote stop start button to regulate the shower externally. The shower room to the guest bedroom and main bedroom has underfloor heating. Two additional bedrooms can both accommodate a double bed. A full size family bathroom completes the first floor accommodation providing a four piece suite inclusive of a panelled bath and shower cubicle.





## External features

Manor Close consists of seven houses built in the early 1970's of neo georgian design. Arranged in a cul de sac with no through traffic Orchard House stands to the right hand corner with a block paved driveway wending its way towards a double width garage having a remote controlled door. There are well tended garden areas to the front with a weeping silver birch centrally located to the lawn. A pedestrian gate opens to the grounds at the rear which have an area of orchard set off to the right where there is a large wooden storage shed. Approaching the formal gardens at the rear there is a large porcelain tiled patio which extends along the rear of the house to an open cabin ideal for outside entertaining when it perhaps isn't quite so warm. The wooded grounds are predominantly laid to lawn with various flowers and fauna putting on a colourful display. The boundaries are thickly hedged and provide extreme seclusion and privacy on all sides. The tennis court installed by "En Tout Cas" in 1989 has excellent drainage and a superior surface. The rear gardens are south west facing.

## Location

Carlton has a village store and post office selling locally sourced produce, bread and newspapers. The village also has an outstanding primary school, late-11th century church, and two pub/restaurants. The village hall hosts many events for both young and old. Secondary schooling is available at nearby Sharnbrook. Harrod country park, is just over the other side of the River Ouze with its lakes and cafe. It is just a 15-minute drive or bus journey to the county town of Bedford with its fast trains to London in under 40 minutes and the world-renowned Harpur Trust private schools.

## 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. Some items may be available subject to negotiation with the Vendor.

## Note to purchaser/s

"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 undertake 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.

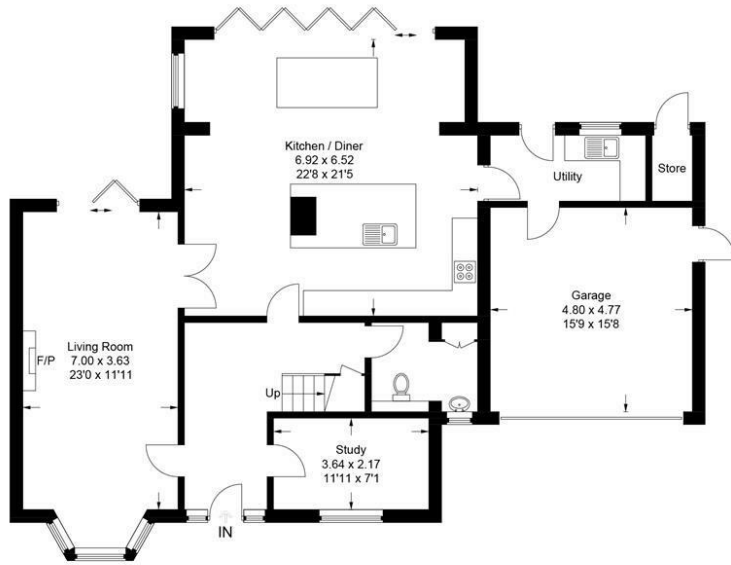




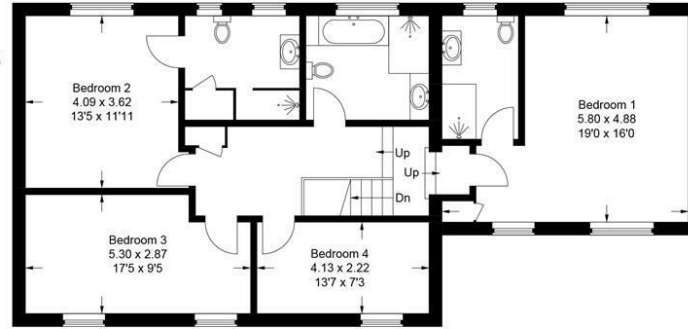




Approximate Gross Internal Area  
 Ground Floor = 133.5 sq m / 1,437 sq ft  
 (Including Garage / Excluding Store)  
 First Floor = 96.1 sq m / 1,034 sq ft  
 Total = 229.6 sq m / 2,471 sq ft



Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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.  
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59 High Street, Stony Stratford,  
 Milton Keynes MK11 1AY  
 01908 713253 miltonkeynes@fineandcountry.com  
 www.fineandcountry.co.uk

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