



The Wharf, Great Linford, MK14 5AS



4 The Wharf  
Great Linford  
Buckinghamshire  
MK14 5AS

£925,000

A rare opportunity to purchase this outstanding, stone built, four bedroom detached home located in a lovely setting close to the Grand Union Canal and within the conservation area of Great Linford.

Constructed in 2018, this property has been built to a high specification and blends both an external character feel with a contemporary interior. The accommodation comprises, entrance hall, cloakroom, lounge, sitting room, large kitchen/dining/family area and a utility room. The first floor offers four double bedrooms, with an en-suite & dressing room to the master. The guest bedroom also has an en-suite, and the four piece family bathroom serves bedrooms 3 & 4. To the exterior, a block paved driveway is enclosed by a gated entrance to the front, which leads to the double garage. The rear garden has mature planting to the rear and is fully enclosed.

- DETACHED STONE BUILT RESIDENCE
- FOUR BEDROOMS
- TWO EN-SUITES
- OPEN PLAN KITCHEN/DINING/FAMILY AREA
- UTILITY ROOM
- DOUBLE GARAGE







#### Ground Floor

A covered storm porch with a part glazed front door gives entrance into the entrance hall which has a glass balustrade staircase rising to the first floor landing with open-plan downstairs storage space. An attractive wooden floor extends into the sitting room with double doors leading to the family dining/kitchen area. Further access to the lounge and a door leading to the cloakroom.

The cloakroom has a suite comprising low level w.c. and wash hand basin set in a vanity unit. Tiled floor. Fitted comms cupboard.

The lounge is located to the front of the property with two windows to both sides of the fireplace with a further window to the front aspect. The fireplace has an inset solid oak mantle and a recessed wood burner set on a hearth. The sitting room is located across the entrance hall with a window to the front aspect.

The impressive family/dining room/kitchen is located to the rear of the property and offers approximately 500 sq. ft of entertaining space. The well planned kitchen has an inset sink unit and an extensive range of units to base and eye levels. Integrated appliances include a double oven (steam oven and a conventional oven) and a five ring gas hob with an extractor hood over. Integrated dishwasher. Central island. Integrated fridge. Space and plumbing for an American style fridge/freezer with a built-in wine rack over. Window to the rear aspect. Door to the utility room. From the kitchen you extend down into the dining area which has glazed French doors to the rear garden. The family area has a window to the rear aspect, raised roof lantern and bi-fold doors onto a paved seating area.

The utility room has a butler style sink and a range of base and eye level units complemented by a quartz work surface over. Gas boiler. Glazed door and window to the side aspect. Plumbing for washing machine and space for a further appliance.

#### First Floor Landing

The spacious landing has access to the loft, a cupboard housing the hot water/central heating cylinder and doors to all rooms.

The master bedroom has a glazed Juliet balcony and two Velux windows in the roof space. A door leads to the dressing area which has a hanging rail and shelving, and a Velux window to the side aspect. The fully tiled en-suite comprises low level w.c., his and hers vanity units, and a walk-in large shower. Velux windows to the side aspect.

The guest bedroom/bedroom two has fitted wardrobes to one wall, a window to the front aspect and a door which leads to the fully tiled en-suite comprising low level w.c., wash hand basin in vanity unit and a corner fitted shower. Obscure glazed window to the front aspect.

Bedrooms three and four are generous double bedrooms with fitted wardrobes.

The family bathroom has a suite comprising low level w.c., wash hand basin set in a vanity unit, free-standing bath with a shower attachment and a shower cubicle. Fully tiled to floor and walls. Obscure glazed window to the side aspect.

#### Gardens & Garage

The property is entered via a five bar paddock gate leading to a block paved driveway offering off-road parking for several vehicles. Flower, shrub and tree borders. The double garage has an electric roller shutter door. Exposed beams in the roof space. Power and light connected. Courtesy door leading to the rear garden.

The rear garden has an attractive paved seating area spanning the width of the property. The remainder is laid to lawn. The garden has a mature feel with a part retaining wall, timber fencing and mature trees and hedging to the rear.

#### Great Linford - Location

This location offers both peace and seclusion yet retains all the convenience associated with Milton Keynes: easy access to Central Milton Keynes and all amenities as well as to Great Linford Local Centre, good proximity to the M1 junction 14 and coachway as well as mainline stations  
Great Linford Village is close by and rich in history. Linford Manor is set back from the end of the High Street in parkland close to the Grand Union Canal, and is only 2 or 3 minutes away. Another five minutes along the towpath takes you to The Black Horse. The village retains its High Street pub as well as St Andrews church and first school. There is a village cricket pitch, nearby sports fields and tennis courts.

#### Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: G.

The central heating combine underfloor heating to the ground floor (each room is individually controlled), and gas to radiator heating on the first floor. The wood floor areas to the ground floor rooms are engineered oak.

#### 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.









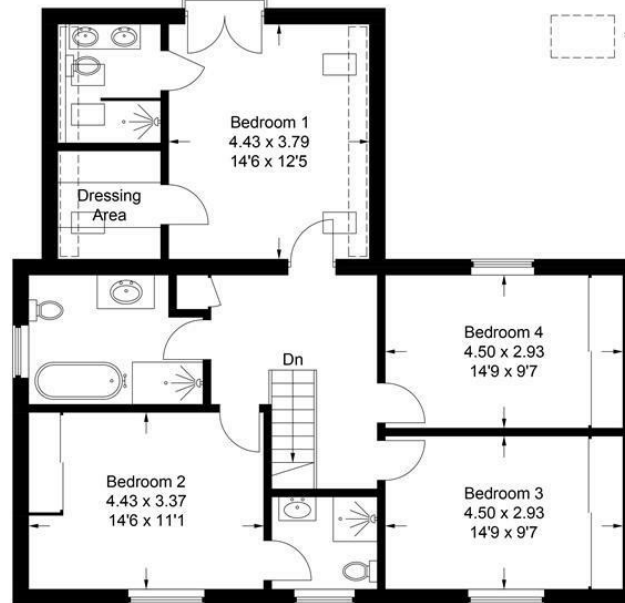




Approximate Gross Internal Area  
 Ground Floor = 115.9 sq m / 1,247 sq ft  
 First Floor = 95.2 sq m / 1,025 sq ft  
 Garage = 25.0 sq m / 269 sq ft  
 Total = 236.1 sq m / 2,541 sq ft

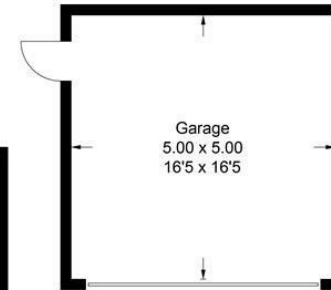


Ground Floor

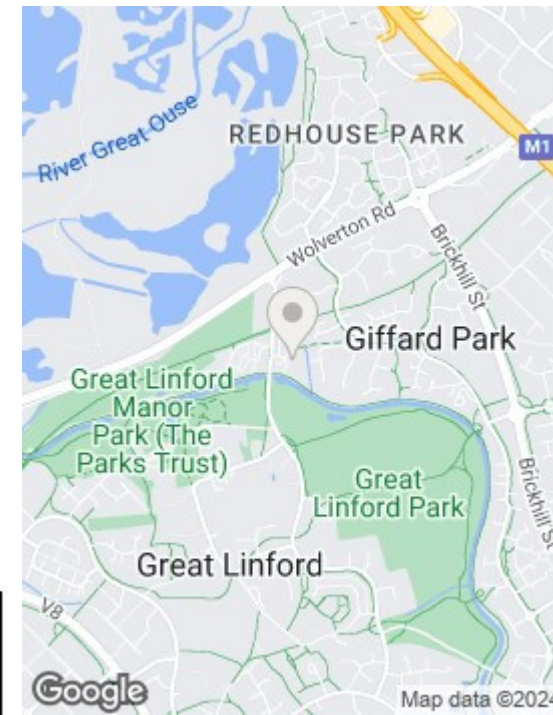


First Floor

= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)



Viewing Arrangements

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

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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	91
(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	

