



High Street, Whaddon, Milton Keynes, MK17 0NA

16 High Street
Whaddon, Milton Keynes
Buckinghamshire
MK17 0NA

Offers In Excess Of £1,500,000

We are delighted to present this rare opportunity to acquire a 5-bedroom executive property in a highly sought-after village location.

This detached house has undergone an extensive remodeling and refurbishment program and has planning permission approved to extend the property further, transforming it into a home perfectly suited for modern living. Accommodation comprises, reception hall, cloakroom, sitting room, open plan kitchen/dining/family area, gym, store room, and utility room on the ground floor. A Butterfly staircase opens to the galleried landing, three double bedrooms with en-suites can be found on this level. The second floor has a further two double bedrooms which share a shower room. To the exterior, the gated entrance opens onto a generous driveway which leads to a detached double garage. The rear garden is private and well planned.

- A WELL APPOINTED FIVE BEDROOM DETACHED HOME
- IMPRESSIVE RECEPTION HALL WITH STUNNING BUTTERFLY STAIRCASE
- CONTEMPORARY OPEN PLAN KITCHEN/DINING/FAMILY AREA
- GYM/HOME OFFICE
- FOUR BATHROOMS
- JULIET BALCONY & DRESSING AREA TO THE MASTER BEDROOM SUITE
- VAULTED CEILINGS ON ALL THREE LEVELS OF THE PROPERTY
- GATED ACCESS
- PRIVATE GARDENS
- DETACHED DOUBLE GARAGE WITH LARGE STORAGE AREA ABOVE - POSSIBLE ANNEX (STPP)





Ground Floor

A covered storm porch with a part glazed front door gives entrance to the property. The large reception hall has an impressive oak and glass balustrade butterfly staircase rising to the first floor galleried landing. The reception hall has two understairs storage cupboards. Access is given to the sitting room. Double doors to the kitchen/dining/family area. Door to the cloakroom. The cloakroom is fully tiled and has an obscure glazed window to the front aspect and a suite comprising a wash hand basin set into a vanity unit and a low level w.c. Heated towel rail.

The sitting room has two windows to the side aspect and a walk-in bay window to the front aspect. Open fireplace with surround and mantle. Double doors lead to the kitchen/dining/family area which is the hub of this home. One of the stand-out features of this splendid living area is the large central island which has a 'Bianco Calacatta Quartz' worktop, which incorporates an induction hob and an inset sink unit with Quooker boiling tap. Further appliances include two conventional ovens, combination/microwave oven, an integrated, full height fridge & freezer, microwave and dishwasher. There is a built-in bar with a wine cooling/drink fridge. Two sets of bi-folding doors open onto the decked garden terrace which encourages al fresco dining. There are three raised roof lanterns and additional side windows making this entertaining area a light and airy living space. A door leads to an inner hallway giving access to the utility room which is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drainer. Space for two appliances. Part glazed door and window to the rear garden.

The gym has a window to the rear aspect and has T.V. and wifi points. Door to the storeroom with a window to the rear aspect and a door to the rear garden.

First Floor

The galleried landing overlooks the reception hall and has two windows to the front aspect.

Three double bedrooms, all with en-suite facilities. The master bedroom is dual aspect with two windows to the front and a Juliet balcony with glazed French doors overlooking the rear garden. Walk-in wardrobe and separate dressing room. Door to the en-suite comprising low level w.c./bidet, his & hers inset wash hand basin set in a vanity unit, bath with a handheld shower attachment and a walk-in shower. Bedroom two has a window to the front aspect, a walk-in dressing room with hanging rails and shelving and a window to the rear aspect. The four piece en-suite comprised a walk-in shower, wash hand basin, low level w.c., and a bath with a shower attachment. Bedroom three has a window to the rear aspect and fitted wardrobes. The en-suite comprises a walk-in shower, wash hand basin and low level w.c. Obscure glazed window to the rear aspect.

A staircase rises from the first floor to the second floor.

Second Floor

The landing has an inset Velux window. Two double bedrooms both have Dormer windows overlooking the rear garden. A three piece shower room comprises a low level w.c., walk-in shower, and a wash hand basin. Velux window set in the roof space..

Exterior

Electronically operated double gates open onto a generous gravel driveway offering parking for numerous vehicles. The front garden is enclosed by a characterful retaining brick wall. Mature hedges. The recently constructed detached double garage is located to the side of the property and has a personal door to the side and an internal staircase which rises to a large open-plan storage area. This area, subject to planning, would make an ideal annex. Side access is given to both sides of the property. The rear garden has a large decked, terrace seating area with a retaining rendered wall. Double width gravel sleeper steps lead up to an area extending to the side of the property. Mature planting and hedges to the rear and side making this a private rear garden. An array of exterior lighting and an outside tap providing hot and cold water. External oil boiler and oil tank.

Cost/ Charges/ Property Information/Planning Permi

Tenure: Freehold.

Local Authority: Buckinghamshire Council and the council tax band is Band G. The heating is oil fired and the boiler is an external boiler located to the rear of the property.

Underfloor heating to the ground and first floor, with radiators on the second floor.

Wireless Sonos sound system to the kitchen/dining/family area & cloakroom.

Planning permission has been granted; Application No 23/03007/APP - For the conversion of the integral double garage into habitable living space and changes to the fenestration. Erection of a detached garage and open carport.

Whaddon-Location

Whaddon is a small attractive village, facilities include St Mary's Church which originally dates from the 12th Century and a Church of England Primary school as well as The Lowndes Arms Public House a 17th Century Village Inn. The village is ideally situated to take advantage of the road and rail network with Central Milton Keynes less than 5 miles away with the fast trains to London Euston taking from 32 minutes. The A421 gives excellent road access to the Motorway network with the M1 approximately 10 miles away and the M40 approximately 20 miles away

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.







