



High Street, Nash, MK17 0EP

Lomangudi
High Street
Nash
Buckinghamshire
MK17 0EP

Offers In The Region Of £1,150,000

An individual five double bedroom detached family home located in the sought after village of Nash. The accommodation has recently been remodelled by the current owners and offers living space in excess of 3,000 square feet.

This accommodation could very much appeal to a two generation family with a self contained annex and gardens of around 1.4 acres. The accommodation comprises, entrance hall, sitting room, study, open-plan kitchen/dining/family room, utility room, and boot room to the ground floor. The annex is also located on the ground floor and boasts a kitchen/living room, double bedroom and en-suite. On the first floor there are five double bedrooms and three bathrooms. To the outside the block paved driveway offers extensive parking. The mature rear garden is overlooked by the pool terrace and has open views to the rear over paddocks and farmland.

- FIVE BEDROOM DETACHED
- THREE BATHROOMS
- SEPARATE GROUND FLOOR ANNEX
- FANTASTIC OPEN-PLAN KITCHEN/DINING/FAMILY ROOM
- SWIMMING POOL
- SET IN APPROXIMATELY 1.4 ACRES OF GARDENS
- VILLAGE LOCATION





Ground Floor

The property is entered via a part glazed front door with glazed side panels into an impressive entrance which spans the depth of the ground floor accommodation. The staircase rises to the first floor with an understairs storage cupboard. There is a pleasant bay window which overlooks the rear garden.

GROUND FLOOR CLOAKROOM

A refitted two-piece suite in a contemporary design comprising of low level WC and wash hand basin.

SITTING ROOM

A large dual aspect reception room with double glazed doors opening to the rear garden and a window to the front aspect. Double doors lead into the entrance hall.

STUDY

Located to the front of the property with a double glazed door overlooking the driveway.

OPEN-PLAN KITCHEN/DINING/FAMILY ROOM

This open living area is very much the hub of this fantastic home. The refitted contemporary designed kitchen offers a range of wall and base units with complementary Granite work surfaces. An inset sink and drainer with mixer tap over and hot water tap. The central island offers a large family dining area with an inset induction hob with a downdraft hood. There are also integrated drawers and cupboards. Further integrated appliances include, two eye-level ovens and a full length fridge and separate freezer. Double glazed window to the side aspect. Smart electric curtains. Double glazed full-width sliding doors leading to the rear patio terrace and pool beyond. A door leads to utility room.

UTILITY ROOM

Double glazed window to the side aspect. Fitted in a range of wall and base units with complementary work surfaces. Inset sink and drainer with mixer tap. Stylish floor to ceiling storage units. A door leads to the inner hallway, and a further door leads into the boot room.

BOOT ROOM

Space & plumbing for washing machine, space for tumble dryer. Storage space.

INNER HALLWAY

A double glazed door gives access to the front of the property and a further door leads into the rear garden. An internal door leads into the annex.

ANNEX - OPEN PLAN KITCHEN/LOUNGE

Fitted in a range of base level units with complementary work surfaces. One and a half bowl sink and drainer with mixer tap. Two double glazed windows to front aspect. Loft access. A door leads into the bedroom..

ANNEX - BEDROOM

Double glazed French doors open onto the rear of the property to the rear garden. A door leads into en suite.

ANNEX - EN-SUITE

A three piece suite in white comprising low level WC, wash hand basin with vanity unit, and fully tiled double shower cubicle.

First Floor

FIRST FLOOR LANDING

Staircase rises from the ground floor entrance hall, doors leading to all bedrooms. Access to the loft space (which is partly converted with the flooring already completed). Airing cupboard.

MASTER BEDROOM

Double glazed windows overlooking the rear garden. Access to walk-in wardrobe with light. Door leads into the en-suite.

EN-SUITE

Fitted in a three-piece suite comprising: Low level WC, wash hand basin and shower cubicle. Complementary tiling. Double glazed frosted window to rear.

BEDROOM TWO

Two double glazed windows to the rear aspect. Door leading into the en-suite.

EN-SUITE

Fitted in a three- piece suite comprising; low level WC, wash hand basin and shower cubicle. Complementary tiled. Extractor fan.

BEDROOM THREE

Two double glazed windows to front aspect. Door leads into Jack-and-Jill Bathroom.

JACK & JILL BATHROOM (SERVES BEDROOMS THREE & FOUR)

A four-piece suite comprising low level WC, wash hand basin with vanity unit, panelled bath and fully tiled shower cubicle. Double glazed frosted window to the front aspect. A connecting door leads into bedroom four.

There is a connecting door to the landing which with some small alterations convert this bathroom into a family bathroom.

BEDROOM FOUR

Tow double glazed windows to front aspect.

BEDROOM FIVE

Double glazed window to the side aspect.

Exterior

The front of the property has a large block paved driveway for several vehicles. A wooden paddock gate to the side gives access to the rear garden from the High Street.

The rear garden is around 1.4 acres in total and offers a large lawn section, landscaped areas, tiered gardens with sculptured hedge row, mature trees, plants and shrubs.

Directly from the rear of the kitchen there is a raised patio terrace with steps leading down to the swimming pool, which has views over the lower garden. Steps in turn lead down to the main garden which includes an orchard, vegetable patch and greenhouses.

An amazing garden for the whole family to enjoy.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Buckinghamshire Council (Aylesbury Vale area).

Council Tax Band: G.

The central heating system is oil fired to radiators.

Location - Nash

Nash is a conservation village situated between the market towns of Winslow and Stony Stratford which provide high street shopping. More extensive shopping and leisure facilities are available in Milton Keynes and Buckingham, whilst Westcroft District Centre is approximately five miles away. A primary schooling is available in Whaddon and Thornborough whilst Great Horwood has a middle school. Nash lies within the catchment area of the Royal Latin Grammar School in Buckingham and there is a wide choice of private schooling in the area including Swanbourne House, Thornton College for Girls, Stowe and Akeley Wood School to name a few. The village is centrally located for access to both the M1 and M40. Main line railway services are available from Milton Keynes to Euston within 30 minutes (Fast train) and Aylesbury to Marylebone. Air travel is available locally from Luton or Birmingham with Heathrow, Gatwick and Stansted further afield.

Note for Purchasers

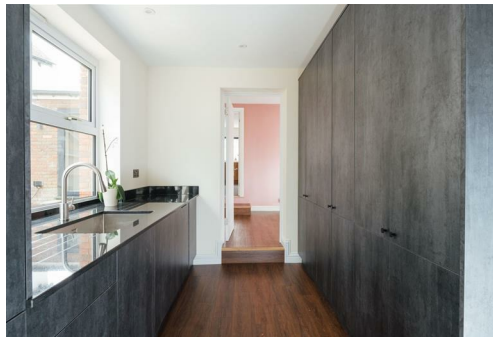
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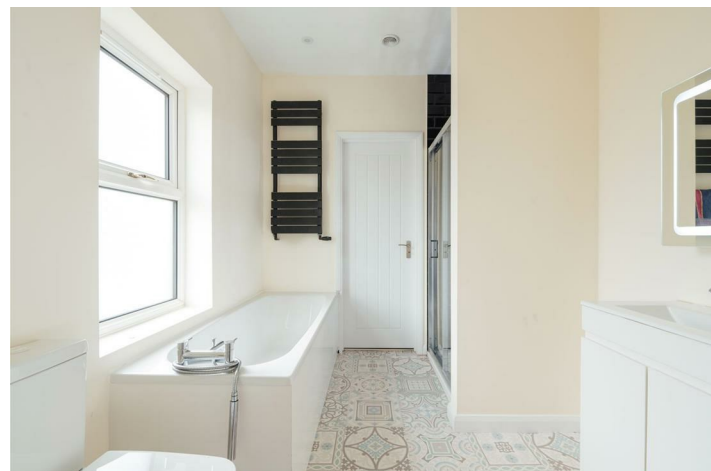
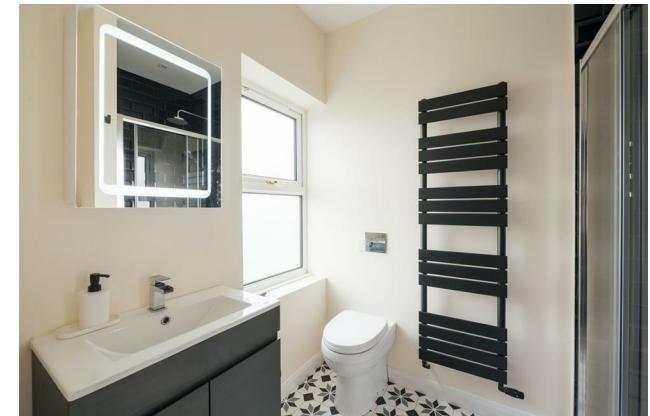
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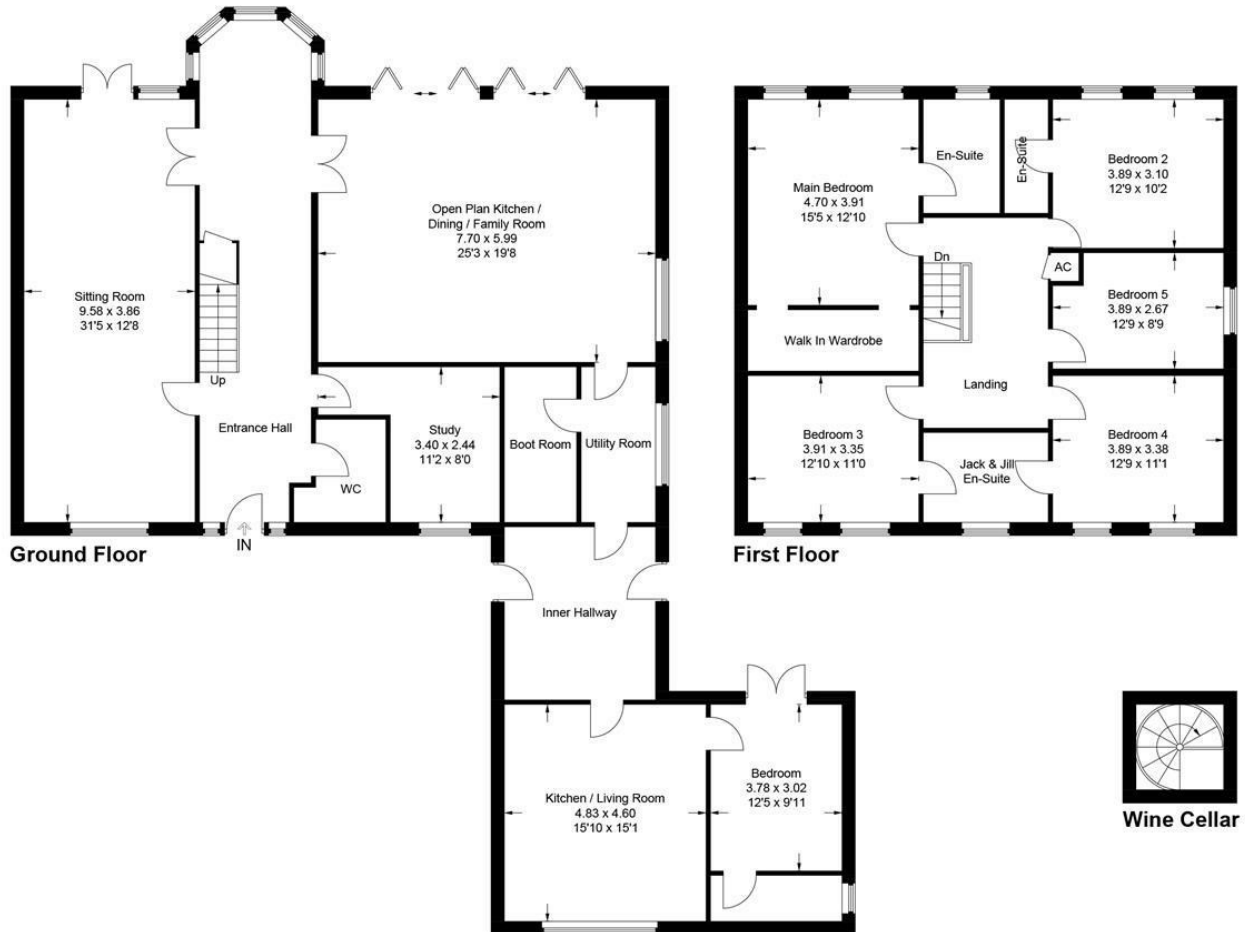
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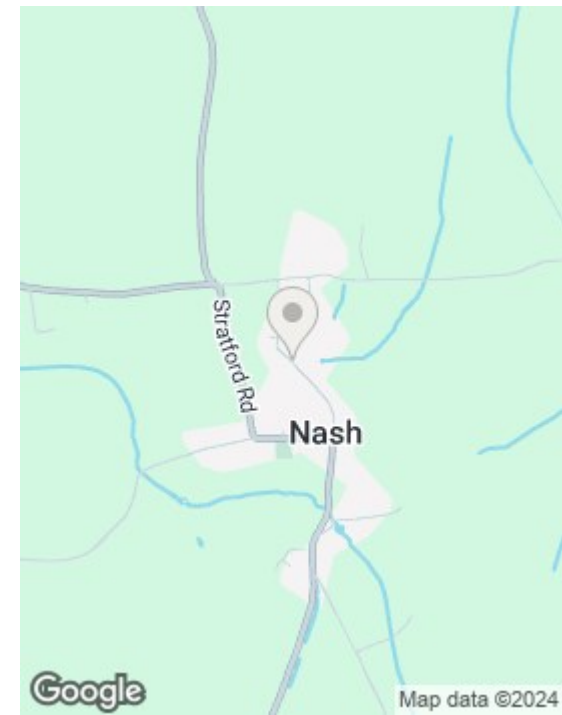


Approximate Gross Internal Area
 Ground Floor = 197.0 sq m / 2,120 sq ft
 First Floor 104.7 sq m / 1,127 sq ft
 Wine Cellar = 3.9 sq m / 42 sq ft
 Total = 305.6 sq m / 3,289 sq ft



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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📞 01908 713253

✉️ miltonkeynes@fineandcountry.com

🖱️ www.fineandcountry.com

📍 59 High Street, Stony Stratford
 Milton Keynes MK11 1AY



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		78	82
		EU Directive 2002/91/EC	

