



Ashpole Furlong, Loughton, MK5 8EA

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Ashridge House  
1 Ashpole Furlong  
Loughton  
Buckinghamshire  
MK5 8EA

**£1,200,000**

**We are delighted to bring to market for the first time since it was built in 1997, this well appointed four bedroom detached family home, offering spacious accommodation and a triple garage.**

Situated in one of the areas prime locations, this individually designed home has accommodation arranged over two floors and offers a large reception hall, three reception rooms and four bath/shower rooms. In full, the accommodation comprises, entrance hall, reception hall, cloakroom, living room, dining room, study, conservatory, kitchen, utility room and shower room on the ground floor. The first floor offers, four double bedrooms, with en-suites serving the master bedroom and the guest bedroom/bedroom two, and a family bathroom. To the exterior, the gated entrance opens onto a large driveway which leads to the triple garage, front & rear gardens.

- INDIVIDUALLY BUILT DETACHED HOME
- FOUR DOUBLE BEDROOMS
- FOUR BATH/SHOWER ROOMS
- THREE RECEPTION ROOMS
- CONSERVATORY
- TRIPLE GARAGE
- UNDERFLOOR HEATING THROUGHOUT
- GATED ENTRANCE







#### Ground floor

The property is entered via a part glazed front door with glazed side panels into the entrance hall. Cloak cupboard. Door to cloakroom which has a suite comprising low level w.c. and a wash hand basin set in a vanity unit, and an obscure glazed window to the front aspect.

The entrance hall gives access to a large reception hall which has a dog-leg staircase to the first floor landing. Understairs storage cupboard. Doors to the dining room, kitchen, study and living room.

The living room is dual aspect with windows to front and rear aspects. Fireplace. Glazed double doors lead to the conservatory.

The conservatory is part brick construction. Tiled flooring. Access to the front and rear gardens.

The dining room is located to the rear of the property and has a window overlooking the rear garden. The study is adjacent and has a window to the rear aspect.

The kitchen is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Service hatch. Electric double oven. Electric hob. Plumbing for dishwasher. Space for fridge/freezer. Window to the front aspect. A door leads to the utility room which has a single drainer sink unit, fitted units to wall and base levels, plumbing for washing machine, space for a further appliance, and a window to the side aspect.

A door leads to as rear lobby which houses the gas central heating boiler and heating and hot water control system. Window to the rear aspect. Storage cupboard. Door to the triple garage. Door to shower room with a suite comprising low level w.c., wash hand basin and shower cubicle. Obscure glazed window to the rear aspect. Access to a small loft space.

#### First Floor

Access to a large loft via a pull-down ladder, which is fully boarded with power. Storage cupboard. Linen cupboard. Doors to all rooms.

The master bedroom is dual aspect with windows to front and rear aspects. Built-in double wardrobes. Door to en-suite comprising low level w.c., wash hand basin, panel bath, shower cubicle and bidet. Obscure window to rear aspect.

The guest bedroom/bedroom two has built-in wardrobes, window to the front aspect and door to en-suite comprising low level w.c., wash hand basin and shower. Obscure window to rear aspect. Bedroom three has a built-in single wardrobe with a window to the front aspect and bedroom four has a window to the rear aspect and internal glazing to the landing.

The family bathroom has a suite comprising panel bath with a hand-held shower attachment, wash hand basin and a low level w.c. Obscure glazed window to the rear aspect.

#### Gardens & Garage

The property is approached via double gates. Block paved driveway offering ample off-road parking. The triple garage has three up and over doors (two of which are electric), multi power sockets, sensor, controls for the electric gates. a window to the rear aspect and a door leading to the rear lobby area.

The front garden is laid to lawn with a fishpond and access is given to the side of the property opening onto the fully enclosed rear garden and mainly laid to lawn with a wild flower patch, and a paved seating area.

#### Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: G.

The property has underfloor heating throughout.

#### Location - Loughton

Loughton is arguably one of the most sought after areas in Milton Keynes. It comprises mainly residential dwellings some dating back hundreds of years, and amongst them some of the highest in value in Milton Keynes. It encompasses the historic village of Loughton along with some stunning parkland and the popular Loughton Equestrian Centre offering riding lessons and livery. It has two local schools, a nurse, plus two public houses/ popular restaurants. Also in walking distance are a Baptist Church and a Church of England Church. Loughton is

particularly popular with commuters being close to CMK railway station with trains to London Euston and the North. The fastest trains to Euston take just 30 minutes. The property is under a mile walk from the station through attractive parkland, which will save the stress and considerable cost of parking for commuters. CMK shopping centre is a reasonable walk or short bus/car journey away. There are plenty of lake and riverside walks close by. With a short visit to Loughton it is easy to see why it is one of Milton Keynes premier locations.

#### 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.





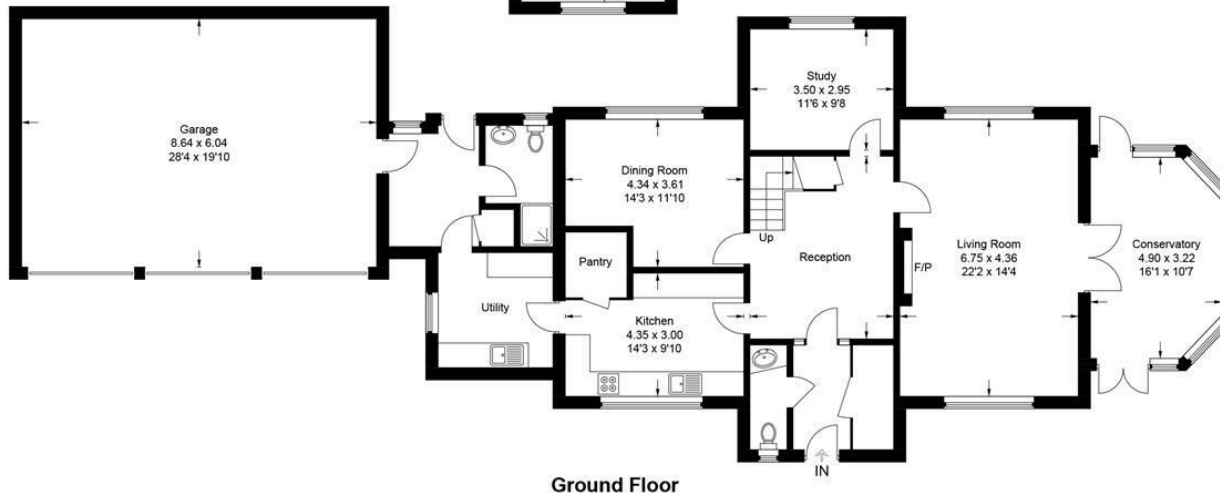




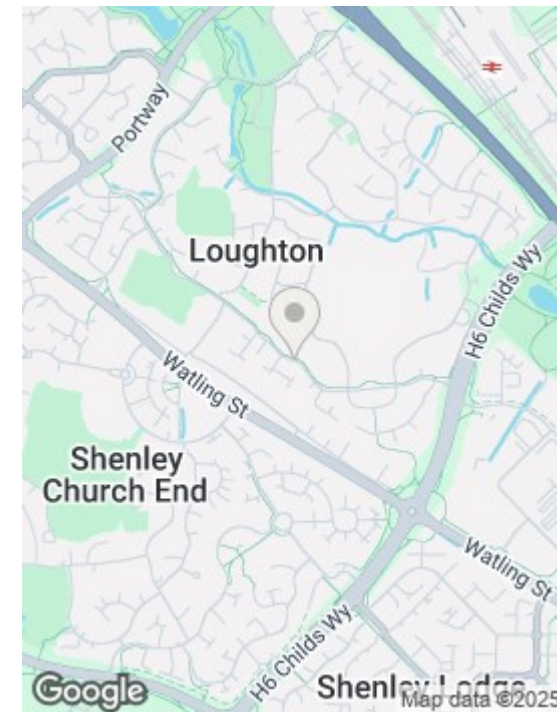




Approximate Gross Internal Area  
 Ground Floor = 188.0 sq m / 2,024 sq ft  
 First Floor = 96.6 sq m / 1,040 sq ft  
 Total = 284.6 sq m / 3,064 sq ft



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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### Viewing Arrangements

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



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+)	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		74	81
		EU Directive 2002/91/EC	