



4 Ferne Furlong
Olney MK46 5EN

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Having been subject to a significant extension, tastefully and skilfully undertaken, this large 5 bedroom detached property with double width garage is located in a residential cul de sac within easy walking distance of Olney centre. This 30 year old, extremely well insulated property, has kept pace with changing practices, hence the recent installation of an unvented water system which offers superior performance and longevity. The gas boiler has also recently been replaced. This is an ideal home to grow a family, providing space in abundance and a high quality of finish.

The accommodation provides: 5 bedrooms which are all capable of housing a double bed and all with fitted wardrobes. There are 3 reception rooms plus study; fully fitted kitchen with separate utility; family bathroom and en-suite to master bedroom; double garage (with power, lighting and loft) plus space for two cars on a block paved driveway; gardens to front, side and rear. Fully double glazed windows and doors; cavity wall insulation; insulated and floored loft. House alarm and CCTV.

Ground Floor

A replacement door in UPVC with glazed centre panel opens to a delightful entrance hall of spacious proportions with engineered oak flooring which continues around the majority of the ground floor. The staircase rises from this area to the first floor and offers a built in store cupboard and cloakroom. The cloakroom has a modern suite of WC and wash basin with wall and floor tiling. Doors lead off the entrance hall to the study, kitchen and sitting room. The study has a walk in window bay and wooden flooring and is located to the front of the property. The sitting room is accessed by a part glazed door opening to a well proportioned room with a bay window. There is an interesting focal point of a hole in the wall log burning fire with protective hearth under. Fitted wall and ceiling lights are an attractive feature with natural light flooding in from the window to the front. Glazed double doors open to the garden room which has tiled flooring and small pane double glazed doors opening to the rear garden and patio area. The kitchen and dining area are combined, the kitchen providing an integrated dishwasher, two fridges and a freezer and two built in Neff ovens with a matching hob unit. There are an extensive range of cupboard units and pan drawers arranged around the kitchen. Door off to the utility room with a sink unit and plumbing for an automatic washing machine and space for a tumble dryer. Door opens to a garden area at the side of the property. Open plan to the kitchen is the dining area which has a door giving access into the garden room. Both the dining area and kitchen have wooden flooring.





First Floor

The staircase to the first floor has discreet low level lighting to every tread and a bespoke tempered glass protection screen to one side which also extends along the landing area where there is a large airing cupboard and a loft access hatch.. There are 5 bedrooms on the first floor all capable of housing a double bed and all with fitted wardrobe furniture. The master bedroom has an en suite shower room and waterproof PVC panels to the ceiling.. This en suite facility is state of the art with a large walk in shower, WC and wash basin all of which are contemporary in design. The family bathroom follows the same high standards and has a large walk in shower, full size bath, WC and wash basin. The flooring is fully tiled as are the walls which have integrated lighting arranged randomly around the room. The ceiling is fitted with tongue and groove PVC waterproof panels. A heated towel rail is mounted to one wall.



Outside

A driveway to the front of the property leads to a double width garage, both up and over doors having additional security locks. The garage unusually is much higher than normal with storage space in the roof void and Duratread PVC non slip interlocking tiling applied to the floor. There are planting areas to the front of the property and a side pedestrian access to the gardens at the side and rear. The rear garden is predominantly lawn with paved areas and patio at a lower level abutting a brick built retaining wall. A secluded area of decking is set to one corner.

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.

Important note to purchaser

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.









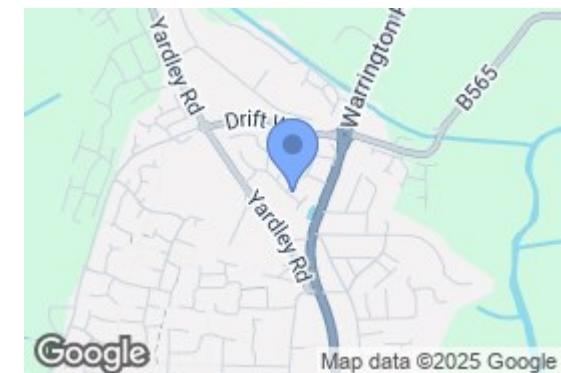
Approximate Gross Internal Area
 Ground Floor = 89.7 sq m / 965 sq ft
 First Floor = 86.3 sq m / 929 sq ft
 Garage = 26.5 sq m / 285 sq ft
 Total = 202.5 sq m / 2,179 sq ft



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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	72
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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