



Vicarage Road, Bradwell Village, MK13 9AG

Church Barn Vicarage Road
Bradwell Village
Milton Keynes
MK13 9AG

Guide Price £895,000

Church Barn is a stunning four bedroom barn conversion which is situated next to St Lawrence Church in the pleasant location of Bradwell Village. This property is currently being renovated and is due to be completed in the Spring of this year.

The accommodation offers four double bedrooms, two of which have en-suites, an open-plan kitchen/dining/family area, sitting room, cloakroom, and a utility room/boot room. To the outside, the entrance will be via an electric, gated access which is shared with the neighbouring Manor House (which is currently under renovation and will be complete in the Summer). The graveled drive leads to a three bay carport (EV charging point fitted). The courtyard garden will be planted and laid to lawn. A proposed purchaser will be able to choose the kitchen & bathroom choices from a pre-selected range (Subject to the build programme).

- DETACHED FOUR BEDROOM BARN CONVERSION
- SITTING ROOM & OPEN PLAN KITCHEN/DINING/FAMILY AREA
- CLOAKROOM & UTILITY/BOOT ROOM
- MASTER BEDROOM & BEDROOM TWO WITH EN-SUITE SHOWER/BATHROOMS - BOTH WET ROOMS
- UNDER FLOOR HEATING (AIR SOURCE HEAT PUMP)
- VAULTED CEILINGS & STONework FINISH
- LOG BURNER TO THE SITTING ROOM
- THREE BAY CARPORT & EV CHARGING POINT
- ELECTRIC GATED ENTRANCE
- LONDON COMMUTERS (CMK RAILWAY STATION 1.1 MILES)





Accommodation

Entrance via solid front door into the entrance hall. A door leads into the spacious open-plan kitchen/dining/family area is to be fitted in a range of units to wall and base levels of the customer's choice. The kitchen layout will include a central island incorporating a sink unit, induction hob, wine fridge and dishwasher. Further appliances will include an electric oven and an integrated fridge/freezer. Steps down into the sitting room which has double doors to the garden and a corner fitted wood burner. A door leads to the inner lobby which gives access to bedroom four/study. The utility room/boot room will be fitted with base level units. A door leads into the cloakroom. The master bedroom which has glazed double doors leading to the garden. A door leads to the four piece en-suite. The second bedroom has built-in wardrobes, and is also served by an en-suite shower room. Bedroom three is also of double size with built-in wardrobes. The four piece family bathroom includes a walk-in shower and bath. To the exterior, there is a three bay carport with a fitted EV charging point.

A courtyard garden faces the front of the barn and will be laid to lawn and enclosed by a planted hedge.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: To Be Confirmed.

EPC Rating - Projected to be Band A or B - To Be Confirmed.

Heating: Underfloor heating throughout via an air source heat pump.

Windows: Timber

Mains drainage, electricity and water are all connected.

Subject to the stage of the build, clients will have a choice of bathrooms suites and kitchen units & worktops from a pre-selected range.

Bradwell Village - Location

Bradwell is an ancient village, and now also the name of a New City grid-square including the old village. Bradwell has a Non-League football team Old Bradwell United F.C. who play at Abbey Road, where there is a large sports field with a cricket pitch and several football pitches. The Old Bradwell Tennis Club is also affiliated to the Bradwell Sports and Social Club which has the use of these facilities. There is also a separate Bradwell Bowls Club. Adjoining the sports field is the Bradwell Conservation Area, which is centred on St

Lawrence's Field and is administered by the parish council as a nature conservation area. Bradwell Village is close to Central Milton Keynes with its extensive shopping and leisure facilities and the mainline railway station is a short distance away. It is also well placed for commuters as Junction 14 of the M1 is approximately 3.5 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.

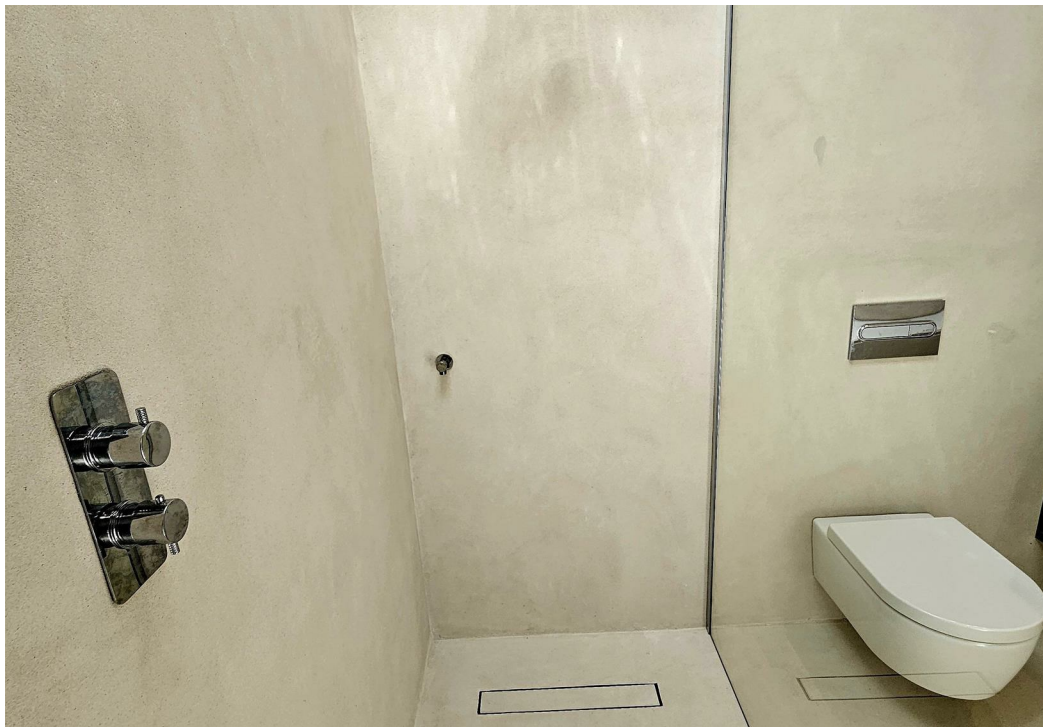
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

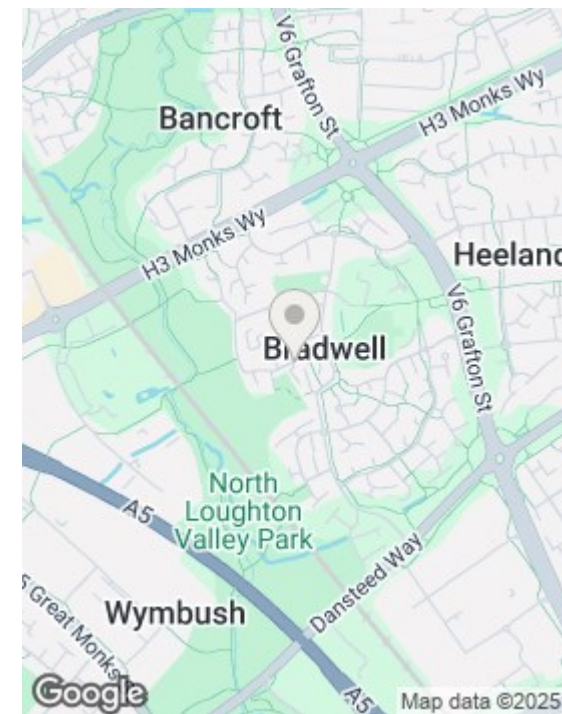
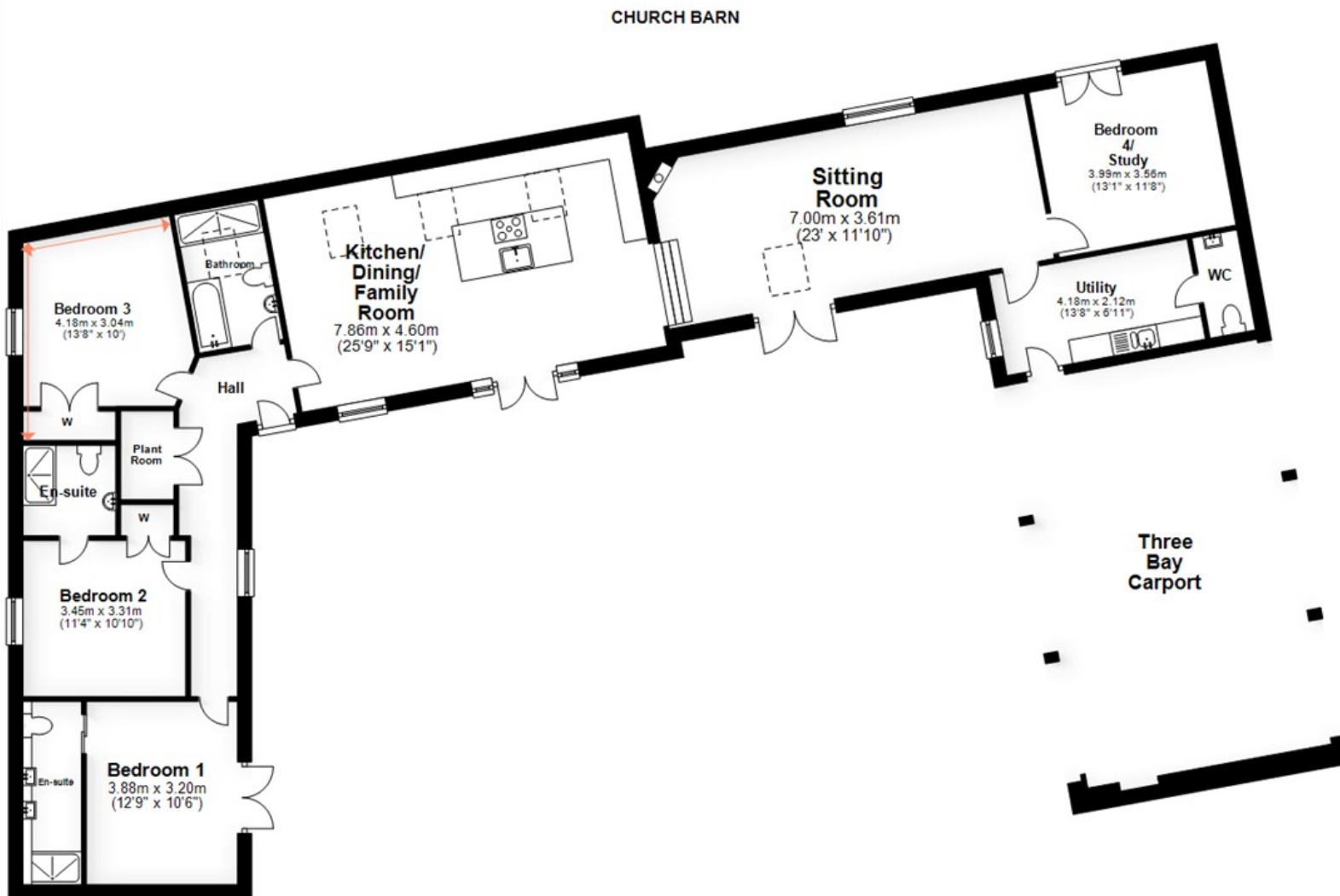
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically up to £200

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.







Viewing Arrangements

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



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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		EU Directive 2002/91/EC	