



Tudor Gardens, Stony Stratford, MK11 1HX

42 Tudor Gardens
Stony Stratford
Buckinghamshire
MK11 1HX

Guide Price £1,000,000

A substantial 5-6 bedroom detached family house with around 2,562 ft.² of accommodation, plus a double garage and good size plot, with a large frontage and gardens.

The property was built in the early 1980's and is located on this exclusive self-build development of individual and similar size homes, on the edge of Stony Stratford, with the town centre within comfortable walking distance.

The property has versatile accommodation set on two floors comprising; a porch, large entrance hall, 3 reception rooms to include a living room, dining room, and sitting room, refitted kitchen, utility room and ground floor bedroom 6/ reception room with an ensuite shower room. On the first floor there is a large landing, 5 double bedrooms to include a master suite with dressing area & ensuite shower room, plus a family bathroom.

The property occupies a good size plot with a large frontage, parking for several cars, double garage and a good size private, enclosed rear garden.

A rare opportunity to acquire a large family home in the town.

- Substantial Detached House
- 3-4 Reception Rooms
- Large Refitted Kitchen & Utility Room
- 5-6 Bedrooms - (One on Ground Floor)
- Large Master Suite with Dressing Area - Ensuite
- Spacious Hall & Landing
- Double Garage & Ample Parking
- Good Size Private Plot & Large Frontage
- Potential Annex Facility





Ground Floor

A front door opens to a useful porch with a bench seat, and windows to both sides. A door leads to the large entrance hall which has stairs to the first floor and doors to all rooms including French doors to the living room.

A large living room which is a dual aspect room with windows to the front and side. It has a feature fireplace with a gas fire and an open doorway to the dining room.

The dining room has a vaulted ceiling with a skylight window and glazed French doors with glazed side panels overlooking the rear garden. French doors lead to the kitchen.

The large kitchen has been re-fitted by the current owners with an extensive range of units to floor and wall levels to include glass display cabinets, cupboards and drawers. Quartz worktops and up stand. Integrated appliances include a 5 ring gas hob, extractor hood, oven and microwave – all appliances by Bosch and Neff. Space for a dishwasher, window to the rear and a high vaulted ceiling with two skylight windows. Open doorway and hatch to the family room.

The family room has two return doors to the entrance hall.

A conservatory/utility room as a tiled floor, range of kitchen units, worktop and a sink unit. Space for a washing machine and tumble dryer. Glazed to two sides with French doors opening to the rear garden and a Polycarbonate roof. Patio doors returning from bedroom 6.

The cloakroom has a WC and wash basin and is set in vanity unit. Tiled floor, part tiled walls and window to the front.

Bedroom 6/reception 4 has a range of fitted wardrobes and drawers, window to the side and patio doors opening to the conservatory. An en-suite shower room has a suite comprising WC, wash basin set on a wall mounted vanity unit and a double sized shower cubicle. Tiled floor and walls and a window to the front. Cupboard housing the gas central heating boiler.

First Floor

A spacious landing has access to the loft and doors to all rooms.

The large master suite has a double bedroom with a window overlooking the rear garden and a range of fitted wardrobes, drawers and dressing table. Matching bedside cabinets. A dressing area has further built-in wardrobes, window to the front and a door to the en-suite shower room. The en-suite shower room has a WC, wash basin with vanity unit and a double sized shower cubicle. Tiled floor and walls, and a window to the front.

Bedroom 2, it's a double bedroom with built-in double wardrobes and a window overlooking the rear garden.

Bedroom 3 is a double bedroom with built-in double wardrobes and a window overlooking the garden.

Bedroom 4 has a window to the front and built-in double wardrobes.

Bedroom 5 has a window overlooking and rear garden and a built-in single wardrobe

An airing room has a window to the front, hot water cylinder and shelving for linen.

The family bathroom has a white suite comprising WC and wash basin built into a vanity unit and a double ended bath with a shower over. Window to the front and tiled floor and walls.

Outside

The property has a large frontage accessed by a five bar gate which leads to a block paved driveway providing off-road parking for several cars. The gardens are landscaped with well stocked beds and borders and are enclosed by combination of fencing, trees, and hedges.

A large rear garden is attractively landscaped with patios, lawns and established beds and borders. The property is enclosed by a combination of fencing and mature shrubs.

Double Garage

Detached brick built double garage with a pitched tiled roof with loft storage, power and light, rear pedestrian door and an electrically operated double roller shutter door.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: G

Heating

The property has gas to radiator central heating.

Location - Stony Stratford

An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

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

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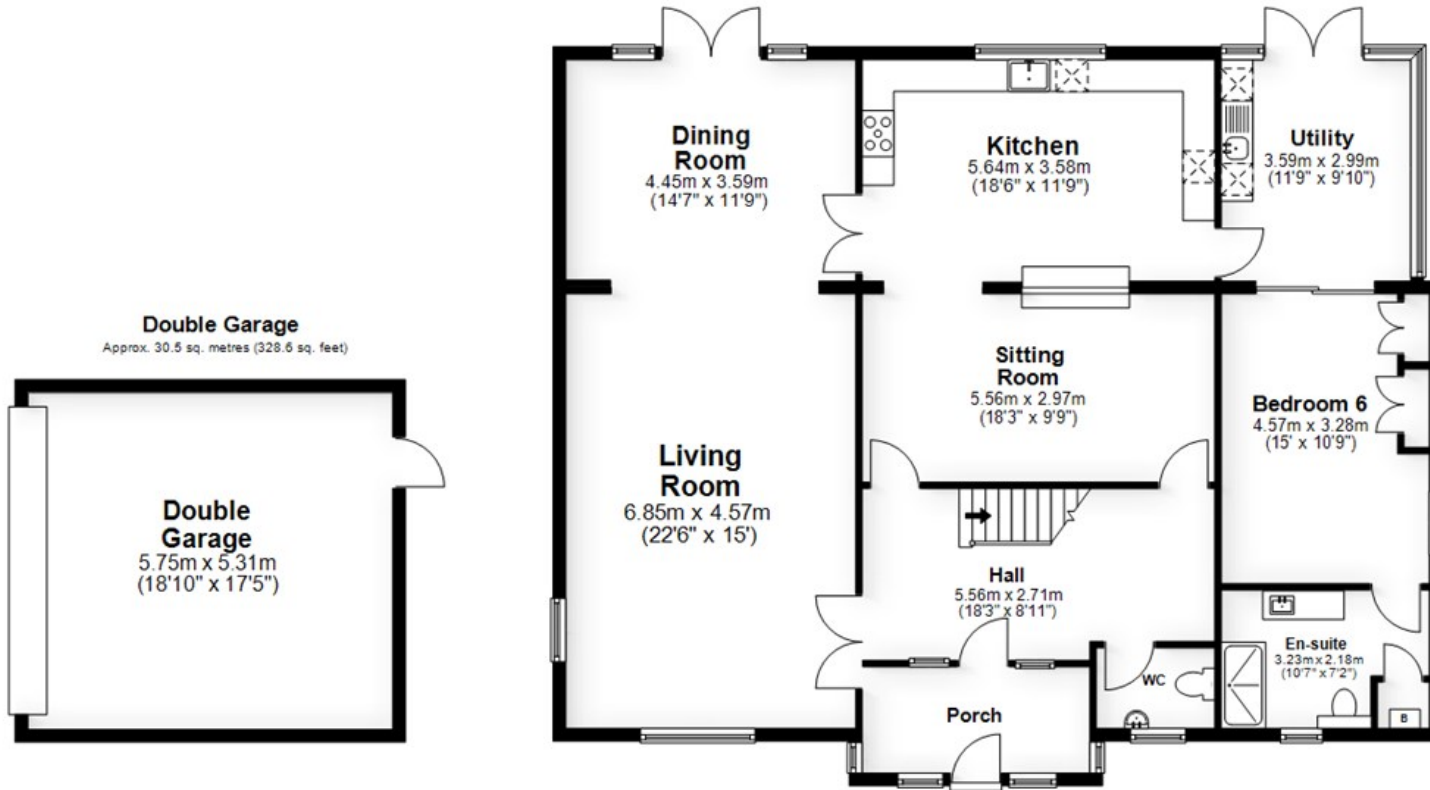
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.



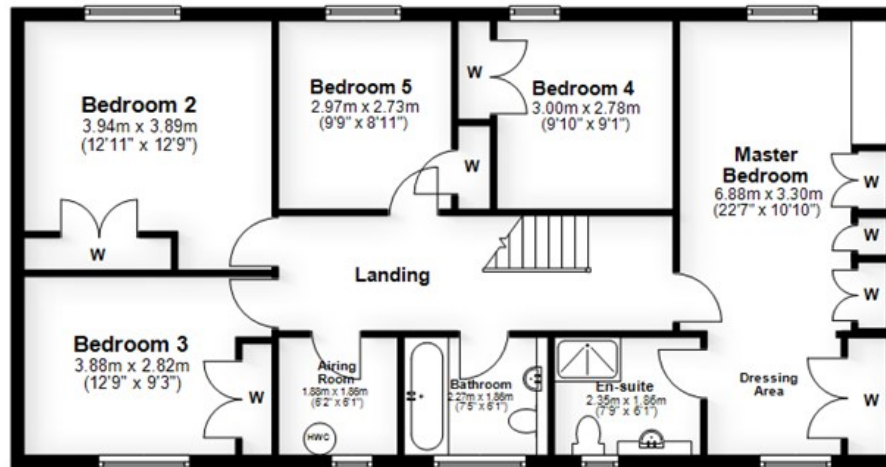




Ground Floor
Approx. 144.6 sq. metres (1556.4 sq. feet)

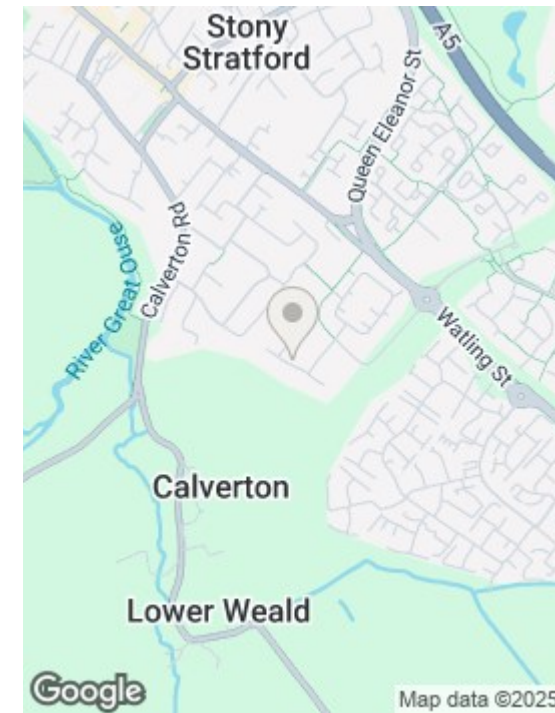


First Floor
Approx. 93.4 sq. metres (1005.9 sq. feet)



Total area: approx. 268.6 sq. metres (2891.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



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	70	77
	EU Directive 2002/91/EC	

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