



Calverton Road, Buckinghamshire, MK11 1LE

FINE & COUNTRY
fineandcountry.com™

Jasmine House
10a Calverton Road
Stony Stratford
Buckinghamshire
MK11 1LE

£1,250,000

Jasmine House is a substantial, individually built, and unique 6 bedroom detached home in the heart of Stony Stratford - located on the sought after Calverton Road.

This individual home was built to a high standard in 2011, and over recent years has had many significant improvements carried out by the current owners, making for the stunning and beautifully presented family home on offer today.

Versatile accommodation, approaching 3,200 ft.² including the garage, is set over three floors and includes a large hall, study, sitting room and large open plan kitchen/dining/family room which seamlessly opens onto the rear garden- making for a fabulous entertaining space and ideal for modern family living. The first and second floors offer spacious landings, 6 bedrooms (5 double) and 4 bath/shower rooms. A driveway offers parking for around five cars plus a double garage and the landscaped south facing rear gardens have been designed for low maintenance and entertaining in mind.

In all, a thoughtfully designed and beautifully executed home, finished to the highest of standards, in a fabulous location on the highly sought after Calverton Road, and just a few minutes walk to the vibrant High Street's many cafés pubs, restaurants, independent shops, Tesco, and some picturesque riverside walks. Not to be missed!

- Individual 6 Bedroom Detached House
- Designed & Finished to High Standards
- 6 Bedrooms (5 Double)
- Large, Stunning Kitchen/ Family/ Dining room
- Sitting Room & Study
- 4 Bath/Shower Rooms + Cloakroom
- Double Garage + Driveway for 5 Cars
- Air Source Heating + Air-Conditioning
- A Perfect Home for Entertaining





Ground Floor

An impressive solid oak front door with glazed side panels open to a spacious 'L' shape entrance hall with stairs to the first floor, a cupboard under, and oak panel doors, which run throughout the house, leading to all rooms.

A study is located to the front – currently used as boot/cloakroom.

The cloakroom has a white suite comprising wall mounted wash basin with vanity unit, WC and a window to the side.

The heart of this home is a large open plan kitchen/dining/family room which has sliding barn style doors opening to the sitting room - in all making for the perfect space for entertaining and family life. The kitchen has an extensive range of "in frame" units to floor and wall levels with larger cupboards, display units, drawers, and a refuse drawer. Double Butler style sink with boiling water and filtered water tap. Composite worktops, and a large central island with breakfast bar. Integrated appliances include a Pyrolytic oven, combination microwave oven, warming drawer, induction hob with integrated down-draft extraction, dishwasher and a high-end Liebherr fridge and freezer. Feature plinth lighting. The family room has a high vaulted ceiling with five skylight windows and two sets of corner located bi-fold doors opening the entire room to the garden - again enhancing the entertainment feature. A dining area has plenty of space for a table and there is a large utility cupboard housing shelving, worktop, sink and space for washing machine and tumble dryer. Air-conditioning unit.

The living room has a feature fireplace incorporating a gas fire in the style of a log burner, and wooden triple bi-fold doors opening to the patio.

First Floor

A spacious first floor landing has stairs to the second floor, a lovely tall feature arch window on the half landing, and space for furniture.

The master suite is a large double bedroom with glazed French doors and glazed side panels to a Juliet balcony, four built in double wardrobes, and air-conditioning unit. A large en-suite shower room comprises a WC, twin wash basins with vanity units and a double sized walk-in shower cubicle. Window to the front.

Bedroom 2 is a double bedroom with a high vaulted ceiling, two skylight windows and a further window to the rear. Eaves storage cupboards and an en-suite shower room with a suite comprising WC, wash basin and shower cubicle. Window to the side.

Bedroom 3 is a double bedroom overlooking the rear garden with a built in a double wardrobe and an air conditioning unit.

Bedroom 4 is a single bedroom located to the front.

A large family bathroom has a four piece suite comprising a WC, wash basin, deck mounted double ended bath with integrated filler and a separate shower cubicle. Window to the side.

Second Floor

The second floor landing has eaves storage, an airing cupboard and doors to all rooms.

Bedroom 5 is a large double bedroom with a skylight window to the rear and an air-conditioning unit.

Bedroom 6 is a double bedroom with some eaves storage and a skylight window to the rear.

A shower room has a suite comprising WC, wash basin and shower cubicle, and a skylight window to the rear.

Gardens

A walled front garden is laid with gravel providing off-road parking for 5+ cars. Side gated access leads to the rear garden.

The beautifully landscaped, sunny south/west facing, low maintenance rear garden comprises a solid composite deck and a solid oak pergola, complete with lighting and outdoor heater. Porcelain tiled patios with raised beds and borders. A cooking area has a barbecue and pizza oven - again making for an excellent entertainment space.

Double Garage & Parking

A double garage has a double roller shutter door, electrically operated, power and light.

The driveway is laid to gravel and provides off-road parking for 5+ cars.

Heating & Cooling

The property has an air-source heat pump heating system with wet underfloor heating to the ground floor and radiators through the rest of the property, to include towel radiators in the bathrooms.

Many rooms have air-conditioning units – perfect for those hot summer days and nights!

Integrated Music

Integrated ceiling mounted Sonos speakers in the kitchen/family/dining room, the master bedroom and en-suite.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: G

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

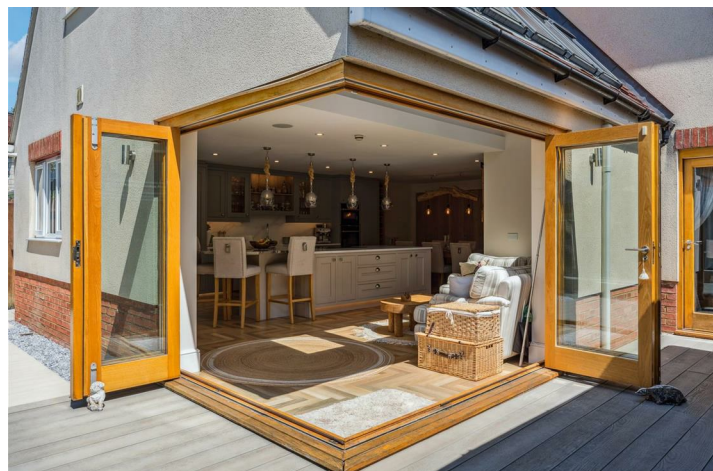
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this.

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

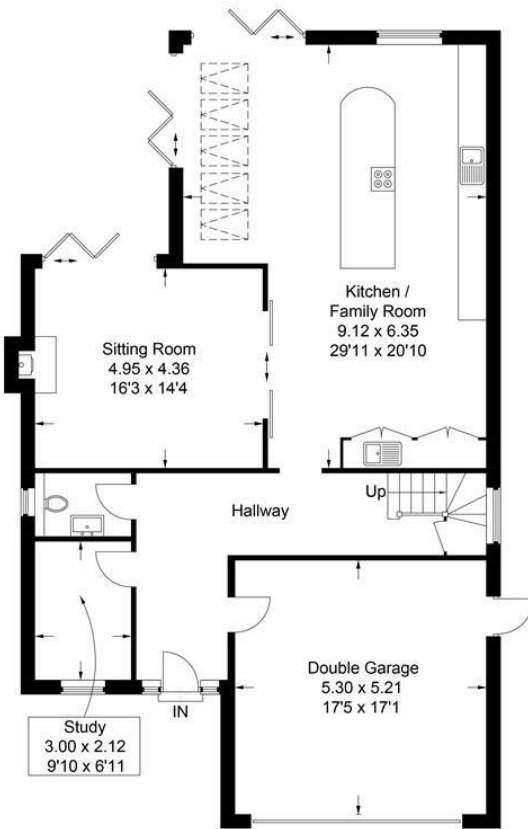
Disclaimer

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.

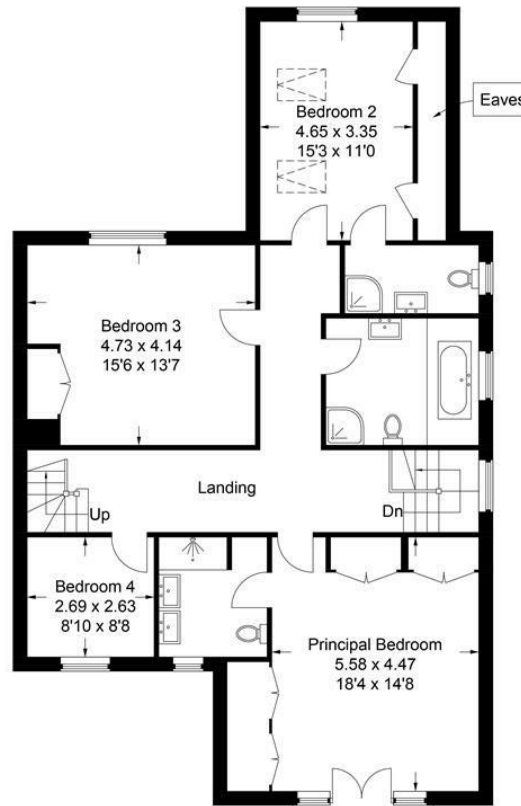




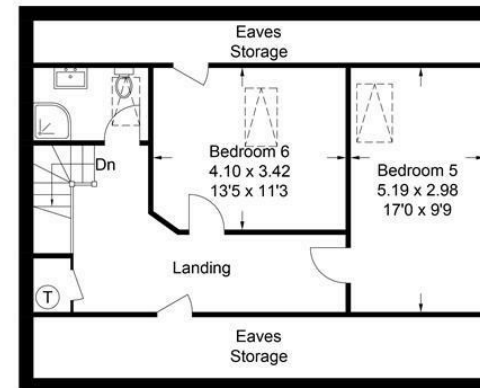
Approximate Gross Internal Area
 Ground Floor = 131.4 sq m / 1,414 sq ft
 First Floor = 114.9 sq m / 1,237 sq ft
 Second Floor = 49.9 sq m / 537 sq ft
 Total = 296.2 sq m / 3,188 sq ft
 (Including Garage / Excluding Eaves)



Ground Floor



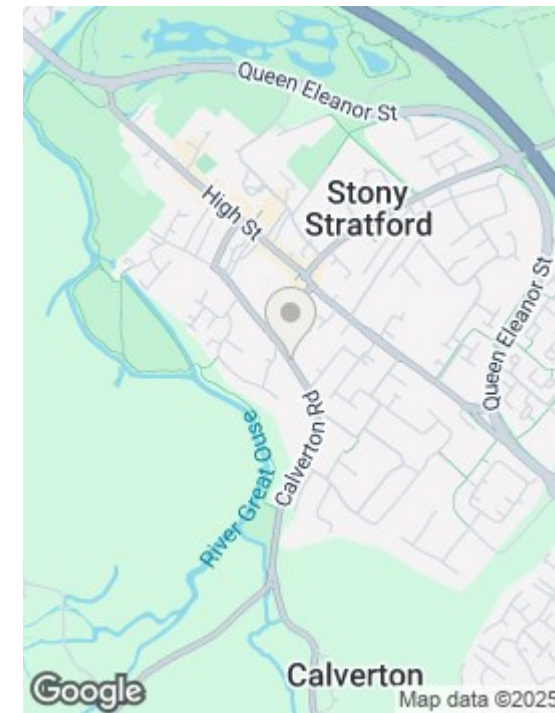
First Floor



Second Floor

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.

© CJ Property Marketing Ltd Produced for Fine & Country



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 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	69	74
EU Directive 2002/91/EC		