



Newport Road, Woburn Sands, MK17 8UN



Oak View 89 Newport Road  
Woburn Sands  
Milton Keynes  
MK17 8UN

## Offers Over £899,950

Offering luxurious accommodation arranged over two floors, this 4 bedroom detached property boasts a generous internal floor space in excess of 2,200 sq. ft. Built to an extremely high specification, this property offers 4 reception rooms, double carport and private enclosed gardens. A bespoke specification of the highest quality has been achieved, This fine home incorporates traditional red brick and render elevations with bespoke glazed detailing, luxurious flooring and kitchens, along with the latest complimentary technology for modern living.

The accommodation comprises, entrance hall, cloakroom, kitchen/dining room, lounge, study/family room and utility room. First floor, landing, bedroom one with en-suite and dressing room, bedroom two with en-suite, two further bedrooms and family bathroom. Outside there are front and rear gardens, parking and a double size carport. \*The property has planning permission granted to build within and above the car port. The whole house is controlled by a control 4 system. This delightful property is set in an enviable location on Newport Road, just a few minutes walk from the charming village high street of Woburn Sands, with its shops, cafes, restaurants and train station. Milton Keynes Central railway station is less than 7 miles away, with the commute to London Euston being only 35 minutes by train.







### The Property - Significant factors

This delightful property is set in an enviable location on Newport Road, just a few minutes walk from the charming village high street of Woburn Sands, with its shops, cafes, restaurants and train station. Milton Keynes Central railway station is less than 7 miles away, with the commute to London Euston being only 35 minutes by train. Offering luxurious accommodation arranged over two floors, this 4 bedroom detached property boasts a generous internal floor space of around 2,368 sq. ft. Built to an extremely high specification, this property offers 4 reception rooms, double carport and private enclosed gardens. A bespoke specification of the highest quality has been achieved, This fine home incorporates traditional red brick and render elevations with bespoke glazed detailing, luxurious flooring and kitchens, along with the latest complimentary technology for modern living.

The property has been designed with family entertaining in mind, the extremely spacious Kitchen / Dining Room benefits from incredible light and space thanks to the vast Schuco sliding rear doors. Befitting a property of this stature and location this property features a unique high quality kitchen complete with Granite worktops, a large central island and top of the range appliances, coupled with stone tiled floors.

Bringing the outside, in. A very generously proportioned living room, leading onto private gardens, giving the perfect entertainment area in all seasons. With hardwood floors and designer touches such as the feature gas fired coal effect fire this is a room combining home comforts with the latest technology available in a recently built home.

At more than 30 feet in length, and with vaulted ceiling and feature floor to ceiling windows with remote controlled blinds, the Master Suite echoes the most exclusive of bedrooms. Complete with dressing area, walk in wardrobes and designer en-suite bathroom with twin-sinks, this room creates a perfect ambience.

Our Smart Home Concept With future-proof technology and high-end design options to choose from works with you to create your dream home. The sellers have embraced the concept of Smart Home technology within their home, a significant installation by the original builders who incorporated cutting-edge technology into their design in a fun and user-friendly way.

Some examples:

**SMART HEATING** - Control your heating from your bed, or from the other side of the world. Adapt your heating to suit your lifestyle. Smart Heating gives you greater control, and more energy efficiency. From smart schedules to holiday mode, and using auto-adapt features, your heating intelligently selects when it should switch on, based on your home's insulation and the outdoor temperature.

### RING DOORBELL PRO

With Ring Doorbell you 'll never miss a visitor again. Ring Video Doorbells stream live HD video and two -way audio straight to your smartphone, tablet and PC, allowing you to

watch over your home and answer the door from anywhere. Ring sends you instant alerts when visitors press your Doorbell or trigger the built -in motion sensors. When you answer the alert, the free Ring app lets you see, hear and speak to people on your property from anywhere.

### CCTV

. In addition to the security features provided by Ring Doorbell Pro, THIS home comes with Full HD CCTV security cameras and recording/ remote playback. CCTV is regarded as one of the best visual deterrents on the market, and with the ability to capture, record and playback in Full HD Quality.

### MUSIC

Piped discreetly within your home, what better way to relax and enjoy your new home, than with the lights down and the music up?

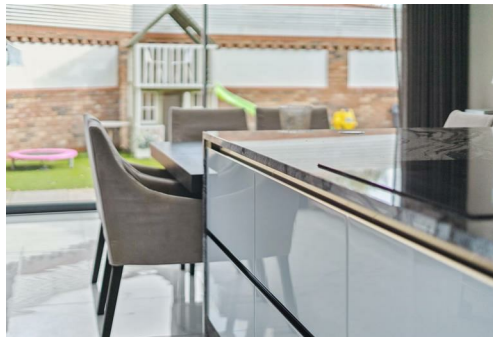
Combining stunning audio with ease of use. Create separate music zones in the main living areas of the property, or use "party mode" to create a seamless atmosphere around the home.

### 10 year Build-Zone New Home Warranty

Kitchen • Bespoke fitted kitchen • Stone worktops • Bosch integrated appliances to include induction hob, extractor, oven, dishwasher and fridge freezer  
 Fitted utility room • A range of worktops • Space provided for washing machine and tumble dryer • Wall mounted AV Rack in communications cupboard, with all cat6/ speaker wiring terminations  
 Bathrooms and En-Suites • Range of modern sanitary ware • Hansgrohe taps • Wall hung sinks with a choice of vanity units • Waterfall style shower heads to master en-suite.  
 There are private gardens to both front and rear.

### 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.



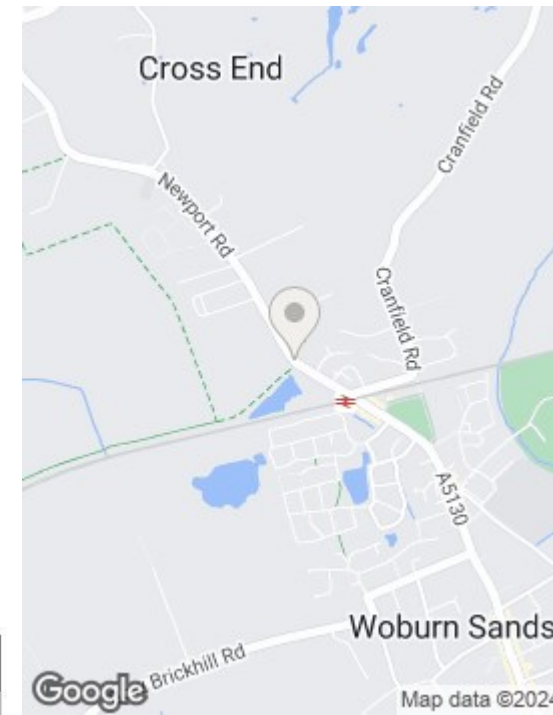








Approximate Gross Internal Area  
 Ground Floor = 120.1 sq m / 1,293 sq ft  
 First Floor = 103.1 sq m / 1,110 sq ft  
 Total = 223.2 sq m / 2,403 sq ft  
 (Excluding Car Port)



### Viewing Arrangements

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



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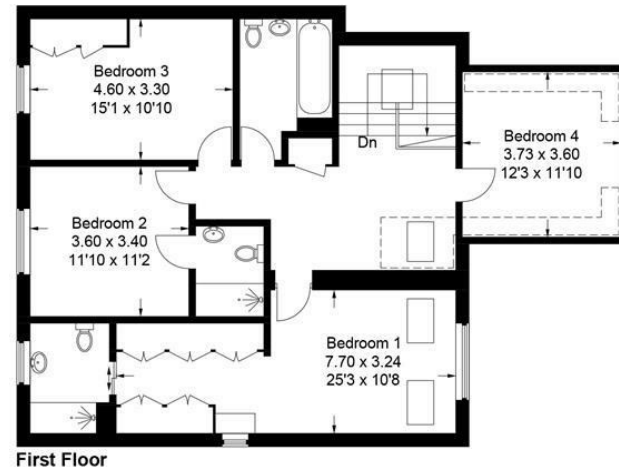
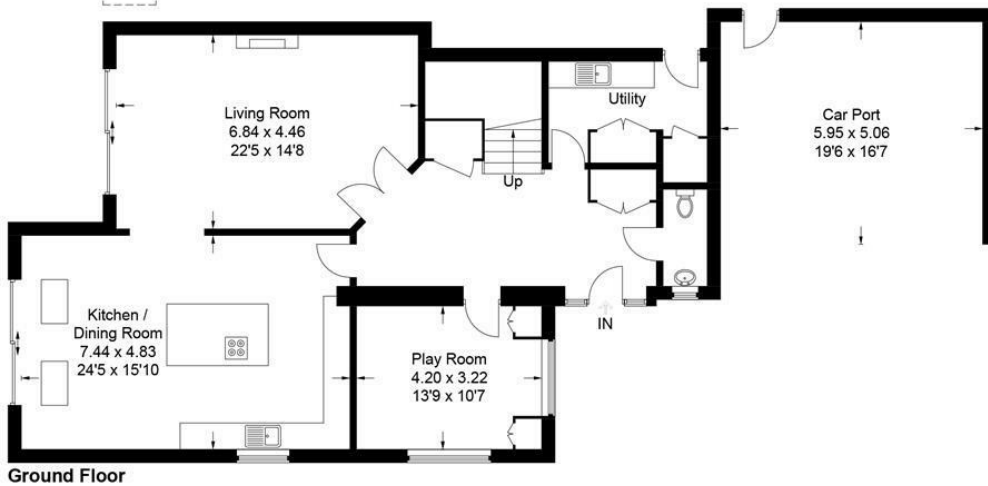


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59 High Street, Stony Stratford  
 Milton Keynes MK11 1AY

= Reduced headroom below 1.5m / 5'0"



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	87	92
(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	

