

**Green Lea
Clifton Reynes
OLNEY
MK46 5DR
£800,000**



- **NO ONWARD CHAIN**
- **UP TO FIVE BEDROOMS**
- **KITCHEN WITH OIL-FIRED AGA**
- **REAR GARDEN BACKING ONTO OPEN FARMLAND**

- **INDIVIDUAL DETACHED HOME**
- **THREE BATHROOMS**
- **DETACHED DOUBLE GARAGE WITH INSPECTION PIT**
- **ENERGY EFFICIENCY RATING: TBC**

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PERSONAL • PROFESSIONAL • PROACTIVE

Offered with no onward chain, this individual, beautifully maintained stone and brick built home enjoys an enviable position with far reaching views to the front and open countryside to the rear. Situated in the highly regarded village of Clifton Reynes, the property offers unique and adaptable accommodation set over two floors.

On the ground floor, a spacious entrance hall leads to a characterful kitchen/breakfast room featuring an oil fired AGA, and Amtico flooring, which also continues through the lobby, utility room, cloakroom, and conservatory. The comfortable sitting room boasts a multi fuel burner, while the impressive dining room opens into a conservatory that captures delightful views over the established rear garden. Also on this level are a study/fifth bedroom, an additional ground floor bedroom, and a shower room, offering flexible living space.

Upstairs, the main bedroom includes a four piece ensuite bathroom, alongside two further bedrooms and a family bathroom.

Outside, gated access leads to ample off road parking and a detached double garage with an inspection pit. The mature gardens back directly onto farmland, offering privacy and a picturesque rural outlook. Additional benefits include double glazing and oil fired central heating.

This is a one of a kind opportunity to acquire a truly individual village home in a superb location.

Ground Floor

Entrance Hall

A spacious entrance hall providing access to the principal ground floor rooms. The hall sets the tone for the property's well proportioned layout.

Kitchen/Breakfast Room

19'5" x 11'3" (5.93m x 3.45m)

Dual aspect kitchen/breakfast room fitted with an oil fired AGA set within an exposed brick surround and timber mantel. The kitchen includes solid wood base units, matching wall mounted cupboards with under unit lighting, a molded sink set into a work surface with matching upstands and tiled splashbacks, an integrated fridge, and plumbing for a dishwasher. Amtico flooring continues from this room through to the lobby, utility room, cloakroom, and conservatory.

Lobby

A rear lobby provides access to a utility room and the cloakroom.

Utility room

Space for appliances and additional storage. Oil fired boiler.

Cloakroom/WC

Fitted with a low level WC and wash hand basin.

Sitting Room

14'11" x 14'11" (4.56m x 4.56m)

A front facing reception room featuring a bow window, closed multi-fuel stove set on a marble hearth with a floating mantel, and wall lighting.

Dining Room

14'4" x 12'5" (4.37m x 3.79m)

Formal dining room opening to the conservatory and views over the rear garden.

Conservatory

13'6" x 11'10" (4.13m x 3.61m)

Accessed from the dining room, with glazed elevations offering garden views and double doors leading to the rear patio.

Study/Bedroom Five

14'11" x 12'11" (4.56m x 3.95m)

Currently used as a study but suitable for use as a fifth double bedroom.

Ground Floor Bedroom

12'11" x 9'10" (3.95m x 3)

Double bedroom located on the ground floor with views of the garden, fitted with a wardrobe.

Shower Room

Fitted with a double width shower cubicle, a wash hand basin, and a low level WC, both set into vanity units.

First Floor

Landing

Spacious landing providing access to all first floor bedrooms and the family bathroom. Includes built in storage cupboards, an airing cupboard, and access to eaves storage.

Bedroom One

15'11" x 14'7" (4.87m x 4.47m)

Double bedroom with fitted wardrobes, eaves storage, and views to the front across open countryside.

Ensuite

A well appointed four piece suite comprising a panelled bath, separate shower cubicle, low level WC, and wash hand basin.

Bedroom Two

17'4" x 13'7" (5.29m x 4.16m)

A generous double room with fitted wardrobes and eaves storage.

Bedroom Three

13'3" x 12'7" (4.06m x 3.84m)

Another comfortable double bedroom with fitted wardrobes and countryside views, also benefiting from eaves storage.

Bathroom

Finished with a panelled bath, separate shower cubicle, low level WC, and wash hand basin, serving bedrooms two and three.

Externally

Front

The property is approached via a gated entrance onto a gravelled and tarmac driveway, offering parking for multiple vehicles. The front of the home enjoys wide views across open fields.

Double Garage

Detached garage with twin up-and-over doors, power, lighting, and a built in inspection pit.

Rear Garden

The mature and well maintained gardens are a key feature of the property. To the rear, the garden is mainly laid to lawn and bordered by a variety of established trees, well stocked flowerbeds, and seasonal planting, offering privacy and year round interest. A paved patio area provides an ideal space for outdoor dining or relaxation. Beyond the boundary, the garden backs directly onto open farmland, enjoying uninterrupted countryside views and a peaceful rural outlook.

Location

Clifton Reynes is a picturesque Buckinghamshire village just over a mile from Olney, offering a peaceful rural setting with excellent access to everyday amenities. Families benefit from well regarded schools nearby, including Olney Infant Academy and Ousedale Secondary School. The village is well connected, with road links to the A509 and M1, and mainline rail services available from Milton Keynes Central, Bedford, and Wolverton, each within a 25 minute drive. Local shops, cafés, and healthcare services are easily accessed in Olney, while larger towns such as Milton Keynes and Bedford offer a wider range of facilities, retail, and leisure options.

Agents Notes

Milton Keynes City Council

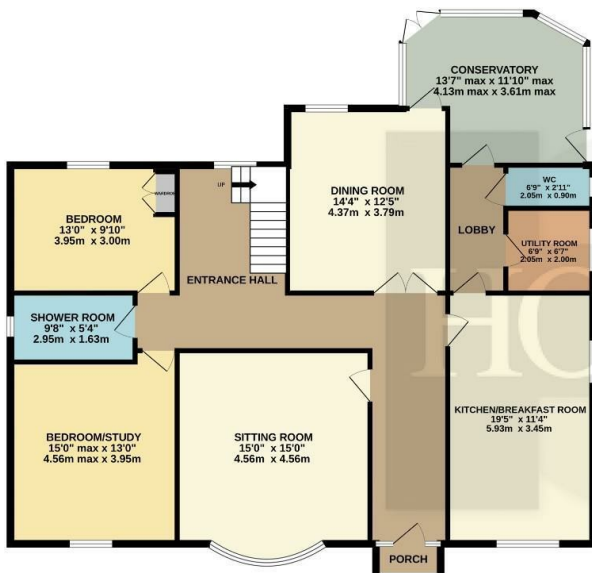
Council Tax Band: F



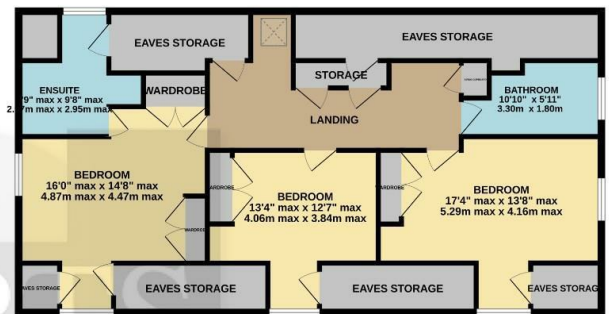




GROUND FLOOR
1551 sq.ft. (144.1 sq.m.) approx.



1ST FLOOR
1059 sq.ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA : 2610 sq.ft. (242.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	



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