



18 Shepperton Close, Castlethorpe, Buckinghamshire, MK19 7HR

HOWKINS &
HARRISON

18 Shepperton Close, Castlethorpe,
Buckinghamshire, MK19 7HR

Guide Price: £675,000

Set in the sought after village of Castlethorpe, this spacious detached property enjoys stunning views over open countryside. Offering four bedrooms, two reception rooms and a bespoke fitted kitchen/breakfast room, south facing garden, a double garage and ample off-road parking, the property is offered in excellent condition throughout. There is also an opportunity to convert the loft subject to planning.

Features

- Detached property
- Four bedrooms
- Family bathroom
- Sitting/dining room
- Kitchen/breakfast room
- Family room & cloakroom
- South facing garden
- Double garage
- Ample off-road parking
- Energy rating C



Location

The historic and picturesque village of Castlethorpe lies just off the A508 some three miles north east of the vibrant town of Stony Stratford and seven miles north of Milton Keynes. Within close proximity is a local shop, church and village hall. Castlethorpe Primary School has an Ofsted rating of 'Outstanding' and secondary education can be found in nearby Milton Keynes.

Milton Keynes and Wolverton train stations offer approximately 30 minutes travelling time to London Euston.

Sporting activities in the area include golf at Whittlebury Hall, Silverstone & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone in Milton Keynes, and of course motor racing at the world famous Silverstone race circuit!



Ground Floor

Entrance hall, double aspect sitting/dining room with a wood burning stove and bi-fold doors opening on to the garden, family room, cloakroom, a bespoke fitted kitchen/breakfast room with integrated appliances and bi-fold doors opening onto the decked seating area.

First Floor

A generous landing leads to three generous double bedrooms, each with fitted wardrobes, a fourth bedroom, and a family bathroom.





Outside

The property sits well back from the road and is approached by a driveway offering ample parking and leading to the double garage with electric car charging point, and to the front door. The front garden is mostly laid to lawn with mature trees and shrubs in the borders. A courtesy gate leads to the rear garden.

The south facing garden enjoys stunning views over open countryside, and there is a decked entertaining area with a further BBQ area. The mature garden has been thoughtfully planted and is enclosed on all sides. Behind the garage is a separate garden area.

A spacious 4 bedroom detached property enjoys stunning views over open countryside.





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 01327 353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Milton Keynes City Council – 01908 691691

Council Tax Band - F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
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	

www.epc4u.com

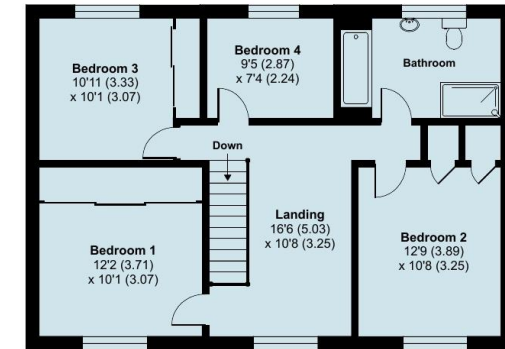
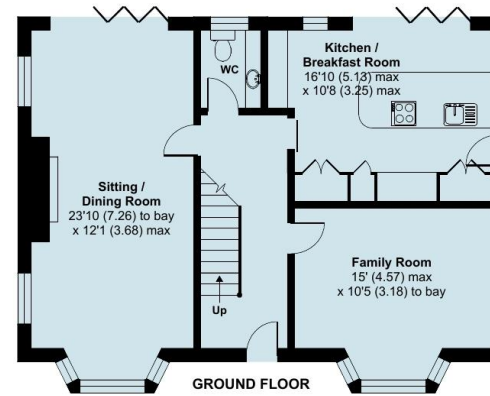
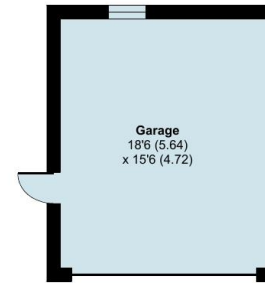
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Approximate Area = 1673 sq ft / 155.4 sq m

Garage = 289 sq ft / 26.8 sq m

Total = 1962 sq ft / 182.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Howkins & Harrison. REF: 1147050

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.