



5 Paddock View, Old Stratford, Northamptonshire, MK19 6BQ

HOWKINS &
HARRISON

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Offers In Excess Of: £625,000

A beautifully presented, and well appointed, detached family home, constructed in 2018, conveniently located for access to Milton Keynes and beyond, yet enjoying far-reaching farmland views. The 1,620 sq ft of accommodation comprises entrance hall, cloakroom, dual aspect sitting room, superb "live-in" kitchen / dining / living room, utility room, master bedroom with en-suite, guest bedroom with en-suite, two further bedrooms and family bathroom. There is driveway parking, a single garage with a door into the immaculate rear garden.

Features

- Detached family home of approximately 1,620 sq ft
- Constructed in 2018 and beautifully presented
- Four bedrooms, two with en-suites
- Large, dual aspect sitting room
- Superb "live-in" kitchen / family room
- Cloakroom and utility
- Garage & driveway parking
- Immaculate rear garden
- Far reaching farmland views
- EPC Rating: B



Location

The property is situated within walking distance of the amenities of Old Stratford including a primary school, and approximately one mile from the thriving town of Stony Stratford with its many amenities including shops, bars and restaurants and schools, the nature reserve and walks along the river Ouse.

Situated approximately 6 miles from the centre of Milton Keynes, and with good access to the main arterial roads including the A5/A508, train stations can be found at Milton Keynes and Wolverton offering services to London Euston with journey times of around 35 minutes.

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



Ground Floor

The hallway has a W.C. off and opens to the well-appointed kitchen / dining / family room, with doors to the garden, and access to the utility room. To the other side of the hallway is the large, dual aspect sitting room.

First Floor

The master bedroom is en-suite, as is the guest bedroom, with two further bedrooms and a large bathroom, with separate bath and shower.





Outside

There is off-road parking which provides access to the garage, with a personal door into the rear garden. This boasts a generous paved seating area and a large area laid to artificial grass. A relaxing seat in the front garden affords wonderful views over open farmland.

Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.





Viewing Arrangements

Strictly by prior appointment via the selling agents,
Howkins & Harrison. Contact Tel: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

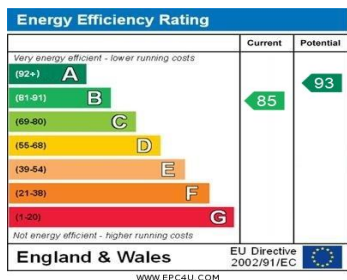
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - F



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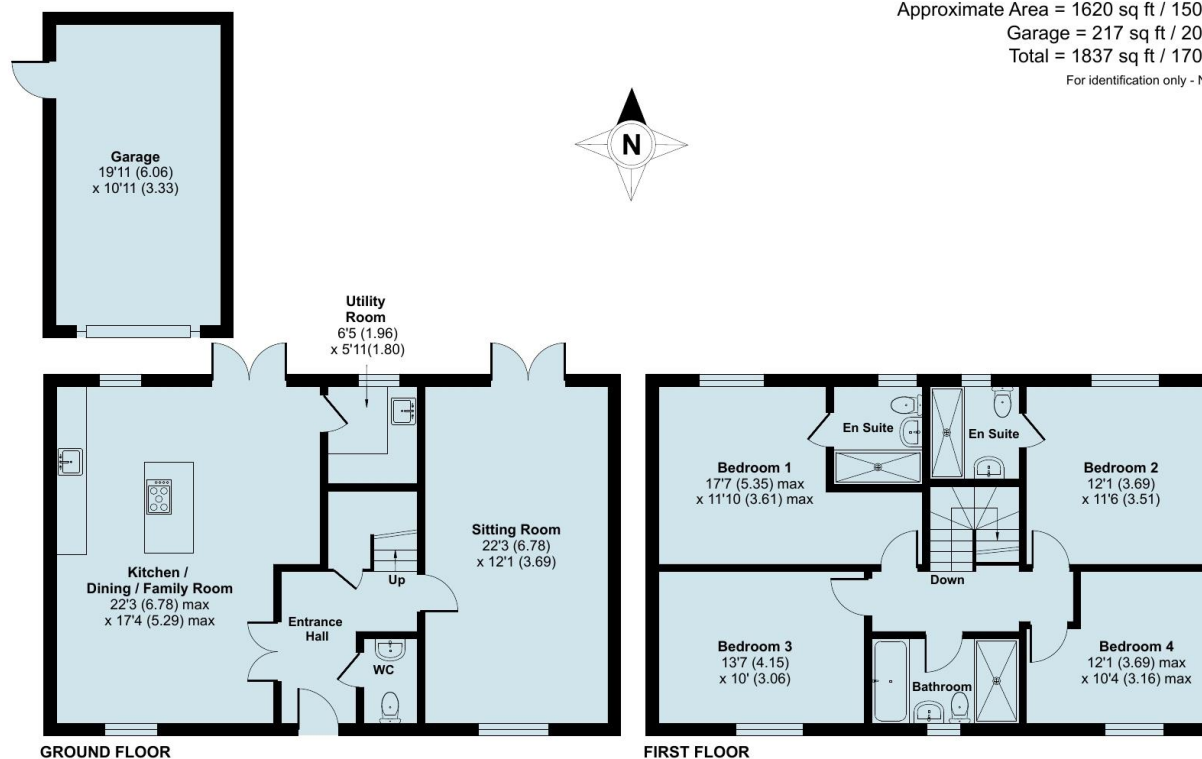
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Approximate Area = 1620 sq ft / 150.5 sq m

Garage = 217 sq ft / 20.1 sq m

Total = 1837 sq ft / 170.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Howkins & Harrison. REF: 1267877

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.



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