



Magpie Lane

COLESHILL • GUIDE PRICE £1,395,000

A beautifully presented four-bedroom family home which has been expertly refurbished and extended in Coleshill, Buckinghamshire, HP7.

- Extensively landscaped south facing garden & grounds
- Over 2700 square foot
- Excellent transport links to London (Metropolitan Line & Chiltern)
- Catchment for highly regarded state primary and secondary schools.

DESCRIPTION

The home seamlessly blends character and contemporary design offering versatile living space with three reception rooms, an open plan kitchen/dining room, four double bedrooms, four bathrooms.

The living area is creatively arranged, featuring vaulted ceilings that provide a spacious and light-filled atmosphere. There are separate receptions including a formal living room, cosy snug with a feature fireplace, and an elegant dining room with a unique window. The impressive kitchen/breakfast/family room is ideal for contemporary living, complete with hand-built kitchen, roof lantern, and bi-folding doors that flood the space with natural light. There is a separate utility/boot room leading to three useful internal stores, ideal as workshops.

The bedroom accommodation consists of four double bedrooms served by luxury bath/shower rooms (three ensuite). The primary bedroom has a feature bay window with doors opening out onto a covered seating area. A spiral staircase leads to a useful loft room and storage area. The extensively landscaped garden offers exquisite views from covered seating areas and a large patio area. This leads neatly to some additional storage sheds, and a paved driveway with parking for numerous cars.

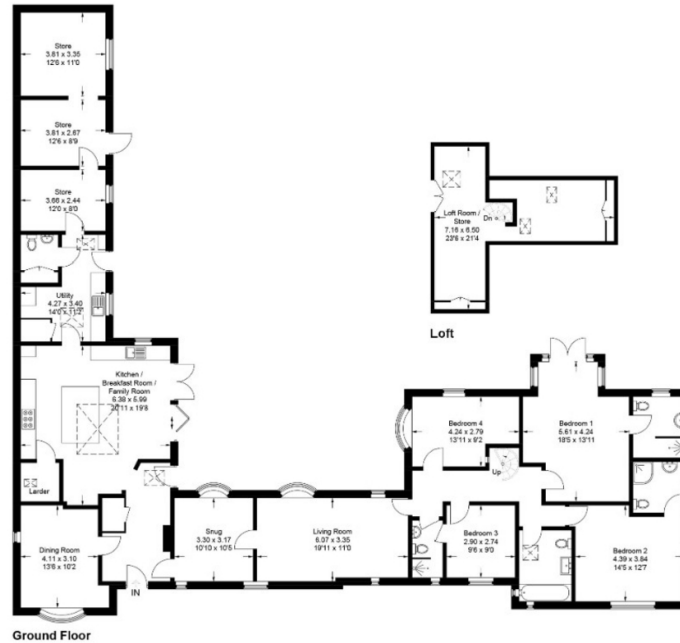








Approximate Gross Internal Area
Ground Floor = 227.4 sq m / 2,448 sq ft
Loft = 25.6 sq m / 275 sq ft
Total = 253 sq m / 2,723 sq ft



Ground Floor



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Important Notice. We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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