



Whaddon Road | Little Horwood | Milton Keynes | MK17 0PR

Offers In Excess Of £725,000



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## Milton Keynes | MK17 0PR

### Offers In Excess Of £725,000

Nestled in a modern gated development in the picturesque village of Little Horwood, this impressive four bedroomed family home features high quality design, abundant natural light, and a wonderful sense of space. Built in 2011, your home has an efficient, environmentally friendly heating system and two immaculate, refitted luxurious shower rooms, refitted kitchen with quartz worktop and boiling water tap and installation of two sets of bi-fold doors giving access to the patio and large landscaped rear garden.

Milton Keynes is just six miles away, where you'll find fast rail connections to London Euston, however, the property benefits from a peaceful, tucked away location surrounded by panoramic Buckinghamshire countryside views.

The accommodation includes an entrance hall, large living room with study area, spacious refitted kitchen/dining room, WC, four double bedrooms, en-suite to master, and a refitted family shower room. The large enclosed rear garden completes this exceptional property.

- This is a wonderful opportunity to purchase a four double bedroom home in the heart of the countryside but within striking distance of Milton Keynes, Buckingham, Winslow and Stony Stratford.
- The home is situated on an exclusive gated development of only seven homes and has been much loved and cared for by its current owners for the last 10 years.
- Refitted kitchen (2023) and two refitted luxurious shower rooms (2021) and ground floor cloakroom. Beautiful interiors and fitted wardrobes to all bedrooms.
- Enormous lounge with peaceful garden views and bi-fold doors to the patio.









Approximate Gross Internal Area  
 Ground Floor = 87.0 sq m / 936 sq ft  
 First Floor = 83.8 sq m / 902 sq ft  
 Total = 170.8 sq m / 1,838 sq ft



## First Floor

Illustration for identification purposes only,  
 measurements are approximate, not to scale.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		
Very energy efficient - lower running costs				
(92-100) <b>A</b>		82	(92-100) <b>A</b>	
(81-91) <b>B</b>			(81-91) <b>B</b>	
(69-80) <b>C</b>			(69-80) <b>C</b>	
(55-68) <b>D</b>			(55-68) <b>D</b>	
(39-54) <b>E</b>			(39-54) <b>E</b>	
(21-38) <b>F</b>			(21-38) <b>F</b>	
(1-20) <b>G</b>			(1-20) <b>G</b>	
Not energy efficient - higher running costs				
England & Wales		EU Directive 2002/91/EC	England & Wales	
Very environmentally friendly - lower CO <sub>2</sub> emissions				
(92-100) <b>A</b>			(92-100) <b>A</b>	
(81-91) <b>B</b>			(81-91) <b>B</b>	
(69-80) <b>C</b>			(69-80) <b>C</b>	
(55-68) <b>D</b>			(55-68) <b>D</b>	
(39-54) <b>E</b>			(39-54) <b>E</b>	
(21-38) <b>F</b>			(21-38) <b>F</b>	
(1-20) <b>G</b>			(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions				
England & Wales		EU Directive 2002/91/EC	England & Wales	

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