

NEW INSTRUCTION



BOWLAND DRIVE

Emerson Valley, Milton Keynes, MK4 2DN



DAVID COSBY
ESTATE AGENTS



Bowland Drive

Emerson Valley, Milton Keynes, MK4

Total GIA Floor Area Inc. Garage | Approx. 225 sqm (2422 sqft)



4 Bedrooms



4 Receptions



2 Bathrooms

Features

- Prime location overlooking Emerson Valley Fields
- Spacious accommodation
- Stunning top-floor family room
- High specification finishes throughout
- Large Double Garage
- Spacious carport for additional parking
- Newly fitted carpets
- Close proximity to highly rated schools.

Description

An immaculately presented family home, occupying a prime position with views across Emerson Valley Fields. This thoughtfully extended property offers spacious accommodation over three floors.

The ground floor features a welcoming entrance hall that leads to a beautifully proportioned sitting room, a formal dining room, and a versatile home office/study. A contemporary kitchen/breakfast room is located to the rear of the property with direct access to the garden and complete with modern appliances. There is also a separate utility room and convenient cloakroom.

On the first floor, the master bedroom benefits from a stylish ensuite, while three further bedrooms share a well-appointed family bathroom. The second floor offers a stunning family room with far-reaching views over the valley making it an ideal space for family gatherings or relaxation. The property further benefits from a large double garage with two separate electric roller-shutter doors, a carport, and a spacious tarmac driveway providing ample off-road parking.



The property is situated on Bowland Drive and benefits from scenic views over Emerson Valley Fields and close access to the Linear Park, which connects to Furzton Park and Tattenhoe Park, offering beautiful walking and cycling routes.

The Property

Entrance Hall

The main entrance is accessed through a part-glazed door featuring decorative leaded lights and a secure three-bar locking mechanism. The hall is finished with stylish dark wood Karndean-style flooring, complementing the neutral walls and ceilings, and framed by ovolo covings. White six-panel doors lead to the study, cloakroom, kitchen/breakfast room, and sitting room. Contemporary chrome column radiators provide heating, and a straight flight of timber stairs, with newly-fitted plush cut-pile carpet and twisted balustrades, ascends to the first floor.

Dining Room

Positioned at the rear centre of the property, the dining room offers ample space for a good-sized table and chairs, with additional room beneath the stair soffit for extra furniture. A four-unit casement window allows plenty of natural light to fill the room, while offering views of the pleasant rear garden. The flooring is finished with matching Karndean-style timber, seamlessly continuing from the entrance hall.

Cloakroom

The cloakroom features a traditional ceramic wash hand basin with pedestal and chrome pillar taps, complemented by a close-coupled WC. The Karndean-style flooring continues from the hall, and the walls are finished with half-height ceramic tiling, accentuated by a profiled beading. A frosted top-hung casement window brings in natural light, while the walls are neutrally decorated for a clean finish.

Study

With pleasant views over the parkland, the study boasts vaulted ceilings and elegant perimeter coving. Natural light floods in through a five-unit arched window with top-hung opening casements, enhancing the sense of space. The floors are finished with timber-effect boarding, and the neutral décor provides a calm and versatile working environment.

Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.



The Property

Sitting Room

Situated at the rear left-hand side of the property, this spacious dual-aspect sitting room benefits from a segmental bay window at the front providing good natural lighting. Double-glazed French doors at the rear lead onto the patio and provide lovely views of the well-tended garden. The floors are finished with Karndean-style boards, complemented by perimeter plaster covings. A recessed sealed flame fireplace serves as the focal point of the room, while the neutral décor enhances the sense of space and light.

Kitchen/Breakfast Room

This extended kitchen/breakfast room is bathed in natural light from a three-unit casement window and a full-height double-glazed door that opens onto the patio and rear garden. The kitchen is stylishly appointed with contemporary high specification base and wall units, terrazzo-style work surfaces with integral upstands, and an inset 1.5-bowl sink with a chrome mixer tap, positioned beneath the window overlooking the garden. A central island offers additional storage, integrated Bosch freezer, and breakfast seating for four. The floor is laid with large-format ceramic tiles, giving the space a sleek, modern finish. Integrated appliances include a four-burner Bosch induction hob with an extractor hood, a double electric oven, and a Bosch fridge-freezer. Recessed spotlights provide ample lighting, and a six-panel white door leads through to the utility room.

Utility Room

The utility room is fitted with matching base and wall units, complemented by terrazzo-style acrylic work surfaces. It features a basin with a chrome mixer tap and recessed drainage channels. Plumbing is provided for both a washing machine and tumble dryer. The walls are finished with two-tone emulsion, along with half-height ceramic tiling and a tasteful mosaic trim above the base units. A part-glazed door offers convenient access to the side of the property.



The Property

First Floor Landing

The galleried landing, with its elegant, twisted balustrades, is filled with natural light from a casement window to the front aspect offering views over the parkland. Six-panel white doors lead to the principal bedrooms and family bathroom, while the floors are finished with plush cut-pile carpeting.

Master Bedroom

This spacious double bedroom features part-vaulted ceilings, with dormer casement windows to the front aspect and a large Velux roof light at the rear, allowing for plenty of natural light. The floors are finished with plush matching carpet, and built-in storage is neatly integrated at eaves level.

Master En-Suite

With a part-vaulted ceiling and Velux roof light, providing natural light, the en-suite, is fitted with a contemporary three-piece suite, including a 1.5-width shower cubicle with a chrome mixer tap and shower hose, a modern pedestal wash basin, and a close-coupled WC. The walls are tiled to half-height, with stylish textured tiling along the rear elevation, complemented by a full-width fitted mirror. Polished ceramic flooring adds a sleek finish and heating is provided by a chrome ladder towel rail.

Bedroom 2

A dual-aspect bedroom with views of both the rear garden and the parkland to the front. Floors are finished with newly fitted plush cut-pile carpets and there is ample room for a dressing area and additional storage.



The Property

Family Bathroom

This spacious family bathroom features a luxurious four-piece suite, including a double-ended bath with a chrome mixer tap and shower hose, his and hers sinks with a vanity unit, and a walk-in double-width shower. The walls are fully tiled with polished ceramic, matching the sleek flooring, and a four-unit casement window ensures ample natural light, while mechanical extract ventilation is also installed.

Second Floor Family Room

The second-floor family room is the highlight of the home—a stunning, spacious dual-aspect room with part-vaulted ceilings and far-reaching views over the parkland. French doors open onto a Juliet balcony, while casement windows and Velux roof lights, all fitted with integral blinds, flood the space with natural light. Perfect for family gatherings or entertaining, this room also offers a cosy snug area adjacent to the galleried landing. The floors are finished with clean ash-effect boards.



Grounds

Front Aspect

The property is set back from Bowland Drive, and features well-maintained hedgerow and raised timber sleeper beds. A brick and block paviour pathway extends to the front entrance and extends to the full width of the property, with a central planted area showcasing holly, conifer, and a wisteria that climbs over the arched window. A dropped curb from Bowland Drive leads to the Tarmacadam driveway with car port and double garage, providing ample off-road parking. A ledged and braced timber gate offers access to the side aspect and rear garden.

Side Aspect

The side aspect provides a sheltered walkway between the garage and the main residence, with a part block-paved pathway leading to both the pedestrian access into the garage and the rear garden.

Rear Garden

The attractive rear garden features a patio area with block-paved borders and pathways that lead to additional seating areas, perfect for both relaxation and entertaining. A central lawn is complemented by well-maintained cherry and silver birch trees, while the boundaries feature a mix of red brick garden walls with tile crease copings and close-board painted timber fencing.

Garage

The attached double garage is constructed from matching facing brick beneath a pitched and tiled roof. Internally, it is neatly finished with white painted walls, plasterboard ceilings and heavy-duty interlocking floor tiles to create an ideal space for clean storage, workshop space, or gym use. The two separate white roller-shutter doors are electrically operated and a part-glazed pedestrian door with a secure three-bar locking mechanism provides access to the rear/side garden.



Location

Emerson Valley is a highly sought-after residential area located to the south west of Milton Keynes and is known for its open green spaces and family-friendly amenities. The property is situated on Bowland Drive and benefits from scenic views over Emerson Valley Fields and close access to the Linear Park, which connects to Furzton Park and Tattenhoe Park, offering beautiful walking and cycling routes.

The area is popular with families, thanks to its proximity to highly rated schools, including Howe Park School (primary), Emerson Valley School (primary), and Shenley Brook End School (secondary). For those seeking private education, Milton Keynes Preparatory School and The Webber Independent School are both within easy reach, offering excellent academic and extracurricular programmes.

For leisure, there are several sports facilities and local shops nearby, providing convenience without compromising on the tranquil setting. The wider amenities of Milton Keynes, including the shopping centre, theatre, and restaurants, are just a short drive away, and excellent transport links, including Milton Keynes Central railway station and easy access to the M1 and A5, make this an ideal location for commuters.

Property Information

Local Authority: Milton Keynes City Council

Services: Water, Drainage, Gas & Electricity

Council Tax: Band F **EPC:** Rating C

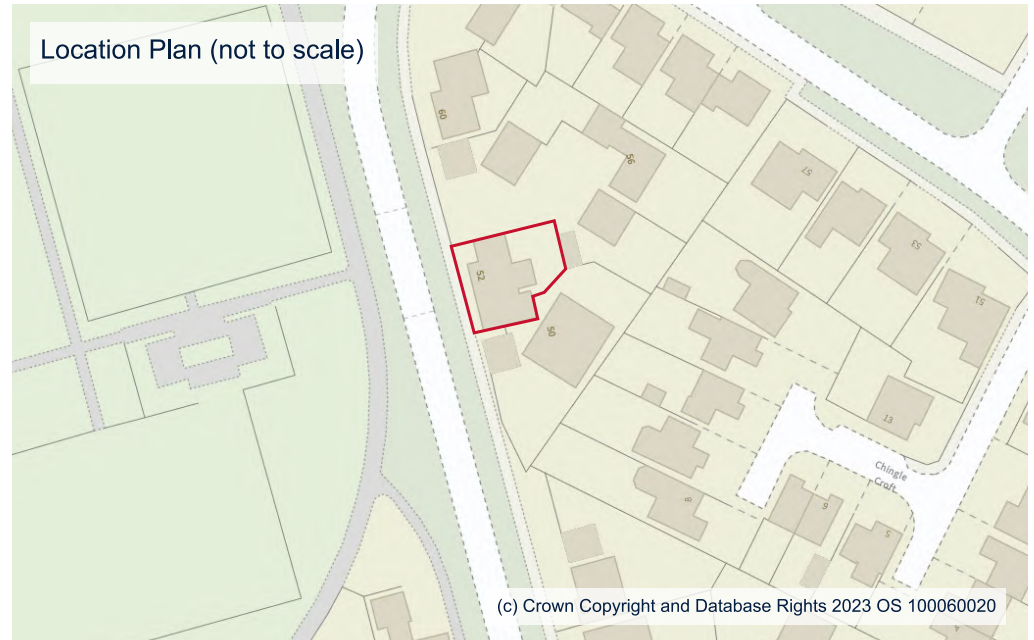
Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.

Emerson Valley Fields



Location Plan (not to scale)



Bowland Drive, Emerson Valley, Milton Keynes, MK4 2DN

Approximate GIA (Gross Internal Floor Area) Inc. Garage = 225 sqm (2422 sqft)



David Cosby Chartered Surveyors & Estate Agents

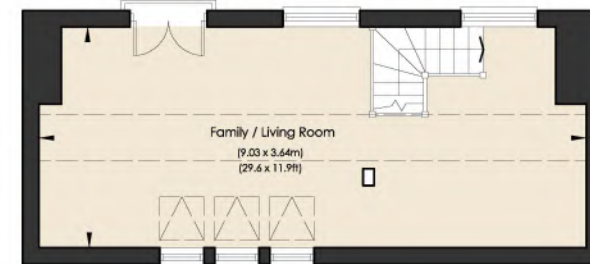
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 106.2 sqm (1143 sqft)



FIRST FLOOR GIA = 87.2 sqm (939 sqft)



SECOND FLOOR GIA = 31.7 sqm (341 sqft)





NORTHAMPTON

01604 979628

enquiries@davidcosby.co.uk

www.davidcosby.co.uk



RICS

rightmove



The Property Ombudsman



DAVID COSBY
ESTATE AGENTS

Thinking of Selling?



MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

David Cosby Chartered Surveyors & Estate Agents are an RICS regulated firm and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

We are so confident in the professional service we provide that we have no fixed term contract or tie in periods, and our current rate is just **1% Including VAT** on a **No Sale - No Fee** basis.

As an independent family run business with your best interests at heart we are able to provide a comprehensive personal service that cannot be matched by the larger corporate firms.

If you are considering selling or would like further information then please contact us on **01604 979628** to arrange a no obligation market appraisal. Alternatively, visit our website at **davidcosby.co.uk**



Gareth Powell
MARLA
Sales & Lettings Manager



David Cosby
MRICS
Director | Building Surveyor



Virginia Church
MRICS
Building Surveyor



Natasha Cosby
MNAEA | Solicitor
Director | Practice Manager



Sadie Tyson
MNAEA
Sales & Lettings Agent



@ enquiries@davidcosby.co.uk

📞 01604 979628

www.davidcosby.co.uk