



4 Willow Lane, Stony Stratford

Offers Over £700,000

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## 4 Willow Lane, Stony Stratford

A spacious and versatile 5-Bedroom Semi-Detached family home in the heart of Stony Stratford – Offering generous living across three floors, an enclosed carport, and a beautiful mature garden setting.

Located in the highly sought-after market town of Stony Stratford, this beautifully presented and thoughtfully designed five-bedroom semi-detached home offers spacious and flexible living accommodation, which provides multiple reception rooms perfect for modern family life.

### Property Highlights:-

- Living Room with walk-in bay window and wood-burning cassette fireplace – a cosy, elegant family space.
- Separate Dining Room with French doors to the garden, ideal for formal or family dining.
- Modern Kitchen with Shaker-style units, breakfast bar, integrated Bosch appliances, under-unit lighting, and open plan to the Garden/Breakfast room with dual aspect windows and double doors onto the garden.
- Master Bedroom (front-facing ) with bay window, air conditioning, built-in wardrobes, loft access and ensuite shower room.
- Bedroom Two (Rear-Facing) – another potential master with garden views, built-in wardrobes, and ensuite Bathroom with bath and shower attachment.
- Bedroom Five/ Studio Room – a standout feature of the home. Dual aspect with additional skylight, air conditioning, two radiators, and ideal flexibility for a bedroom, office, games room, or family studio.
- Enclosed Carport with remote-operated roller doors front and rear.
- Rear Garden is well-established and enclosed, featuring mature trees, flowering shrubs, a lawned area, paved patio.

Early viewing highly recommended - For all enquiries please quote NL1208







## Entrance Hall

Entering through the front door, sheltered by a covered porch with a courtesy light, you step into a welcoming entrance hall. The hall features attractive oak flooring and provides access to all ground floor rooms, including a courtesy door leading to the enclosed carport.

## Sitting Room

4.72m x 4.22m (15'6" into bay x 13'10" max)

This well-proportioned living room features a walk-in double-glazed bay window to the front aspect, allowing plenty of natural light to fill the space. A central focal point is the inset wood-burning cassette fireplace, creating a warm and inviting atmosphere—ideal for family living.

## Kitchen

3.4m x 3.05m (11'2" x 10'0")

The kitchen is fitted with stylish Shaker-style units and features a 1½ bowl single drainer stainless steel sink with mixer tap and cupboard beneath. A range of matching base and eye-level units provide ample storage, enhanced by under-cabinet lighting and tiled splashbacks. A breakfast bar offers a casual dining option. Integrated appliances include a Bosch electric oven and grill with a gas hob and fitted cooker hood above, as well as a built-in dishwasher and fridge freezer.









## Cloakroom

Conveniently located off the entrance hall, the downstairs cloakroom is fitted with a modern white suite comprising a low-level WC and a wash hand basin with tiled splashback and a storage cupboard beneath. Additional features include stylish travertine tiled flooring, an extractor fan, and a double-glazed frosted window providing natural light.

## Breakfast/Garden Room

3.05m x 2.77m (10'0" x 9'1" max)

Accessed directly from the kitchen, the breakfast/garden room is a bright and airy space with double-glazed windows to the side and rear aspects, along with matching double-glazed doors that open out to the rear garden. This versatile room enjoys a seamless flow from the kitchen with continued tiled flooring, and benefits from two radiators, making it a comfortable space for dining or relaxing throughout the year.



## Dining Room

3.43m x 3.35m (11'3" x 11'0")

This separate dining room offers a bright and versatile space, ideal for both formal entertaining and family meals. It features a double-glazed window to the side aspect and double-glazed French doors that open out onto the rear patio and garden, allowing for an abundance of natural light. The room also includes a radiator for comfort throughout the seasons.

## Utility Room

2.13m x 1.88m (7'0" max x 6'2")

The utility room is fitted with a single bowl, single drainer stainless steel sink unit with a mixer tap and cupboard beneath. It features work surfaces with tiled splashbacks and has plumbing for a washing machine, gas-fired Viessmann boiler, the room also benefits from side access to the garden via a partially glazed door.



## Bedroom One

4.24m x 4.19m (13'11" max x 13'9" plus door recess)

The master bedroom features a double-glazed bay window with a deep sill overlooking the front elevation of the property, flooding the room with natural light. This bedroom includes built-in wardrobes, coving to the ceiling, two radiators, and access to the loft area. For added comfort, an air conditioning unit has been installed to keep the room cool during the summer months. The bedroom also benefits from its own en-suite shower room.

## Ensuite Shower Room Bedroom One

The master bedroom en-suite features a white bathroom suite comprising a low-level WC, pedestal wash hand basin, and a tiled double shower cubicle. Tiled areas surround the water-sensitive zones for easy maintenance. Additional conveniences include a heated towel rail, extractor fan, and recessed ceiling lights.





## Bedroom Two

4.27m x 3.43m (14'0" max x 11'3")

Situated at the rear of the property, Bedroom Two enjoys a peaceful outlook over the garden through a double-glazed window. This spacious room features built-in wardrobes, coving to the ceiling, a radiator, and TV aerial points. It also benefits from its own private en-suite bathroom. Due to its generous proportions and desirable rear aspect, this room could easily serve as the master bedroom if preferred.

## Ensuite Bathroom Bedroom Two

The en-suite bathroom comprises a white suite including a low-level WC, wash hand basin, and a panelled bath with mixer tap and shower attachment. The walls are part-tiled for easy maintenance, and the room features a heated towel rail, recessed ceiling lights, and an extractor fan. A double-glazed frosted window to the rear aspect provides natural light while maintaining privacy.



## Bedroom Three

3.43m x 3.25m (11'3" x 10'8")

Bedroom Three is a rear-facing room with a double-glazed window overlooking the garden and rear elevation of the property. The room is finished with coving to the ceiling and benefits from a radiator, creating a comfortable and inviting space.

## Bedroom Four

3.3m x 2.95m (10'10" x 9'8")

Bedroom Four is a front-facing room featuring a double-glazed window overlooking the front elevation of the property. The room is finished with coving to the ceiling and includes a radiator for added comfort.



## Family Bathroom

The family bathroom on this floor features a white suite comprising a wash hand basin set into a vanity unit, a low-level WC, and a panelled bath with mixer tap and shower attachment. The walls are part-tiled for easy maintenance, and a frosted double-glazed window to the front aspect provides natural light while maintaining privacy. Additional features include an extractor fan, radiator, and recessed ceiling lights.

## Second Floor Landing

The second-floor landing provides a good space that could be used as a quiet seating or reading nook. There is also access to useful loft storage, adding to the practicality of this upper floor.



## Bedroom Five / Studio Room

7.39m x 4.27m (24'3" plus walk in alcove x 14'0" max)

The top-floor bedroom five, or studio room, is truly something special. This dual-aspect room features double-glazed windows overlooking both the front and rear elevations of the property, along with an additional double-glazed skylight that fills the space with natural light. The room is part-coved and benefits from two radiators, a telephone point, and a fitted air conditioning unit for year-round comfort. Versatile in its use, this bright and spacious area is perfect as a family room, bedroom, office, or games room—offering endless possibilities.

## Carport

The carport is fully enclosed and features electronically operated roller doors at both the front and rear, providing secure and convenient access. It is equipped with power and lighting, and includes an internal courtesy door leading directly into the entrance hall.

## Rear Garden

The rear garden is a well-established, fully enclosed outdoor space that offers a charming, country-style feel. It features an array of mature trees, shrubs, and flowering plants that provide both character and privacy. Directly behind the house is a paved patio area, perfect for outdoor dining, along with a raised deck and a well-maintained small lawn.







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