

for sale

£725,000



## Phoebes Orchard Stoke Hammond Milton Keynes MK17 9LW

Connells are delighted to bring to market this stunning five bedroom detached executive home, situated on an enviable plot in this popular Buckinghamshire village location of Stoke Hammond. The property is well-presented throughout and provides spacious accommodation.





# Phoebes Orchard Stoke Hammond Milton Keynes MK17 9LW

## Entrance Hall

Wall mounted radiator. Understairs storage cupboard and coat closet.

## Living Room

17' 11" x 11' 11" ( 5.46m x 3.63m )

A generously sized living room benefitting from an open exposed brick fireplace. Two wall mounted radiators. UPVC double-glazed patio doors to rear aspect.

## Dining Room

12' x 10' ( 3.66m x 3.05m )

UPVC double-glazed window to rear aspect and wall mounted radiator.

## Kitchen

12' x 8' 9" ( 3.66m x 2.67m )

A range of wall and base level units. Built-in appliances to include dishwasher, full size fridge, full size freezer, wine fridge, double oven and four ring induction hob. Recessed spotlights. UPVC double-glazed window to rear aspect.

## Utility Room

6' 2" x 5' 6" ( 1.88m x 1.68m )

A range of wall and base level units. Built-in washing machine and additional space for a dryer. Door to side aspect.

## Study

9' 1" x 6' 2" ( 2.77m x 1.88m )

UPVC double-glazed window to front aspect and wall mounted radiator.





## Downstairs Wc

A two-piece suite comprising WC and wash hand basin. Heated towel rail. Recessed spotlights. UPVC double-glazed opaque window to side aspect.

## First Floor

### Landing

Rise from entrance hall. Built-in storage cupboard. Access to the loft. UPVC double-glazed window to front aspect.

### Master Bedroom

22' 2" Maximum x 12' 10" Plus bay window ( 6.76m Maximum x 3.91m Plus bay window )

A generously sized double-bedroom. Built-in air conditioning unit. UPVC double-glazed window to front and side aspects. Two wall mounted radiators. Two built-in wardrobes.

### En-Suite

A three-piece suite comprising WC, wash hand basin vanity unit and a bathtub with an attached shower. Recessed spotlights. Chrome heated towel rail. Skylight to rear elevation.

### Bedroom Two

12' 2" x 8' 11" ( 3.71m x 2.72m )

A double-bedroom benefitting from two built-in wardrobes, wall mounted radiator and a UPVC double-glazed window to rear aspect.

### Bedroom Three

11' 9" x 10' 7" Plus door recess ( 3.58m x 3.23m Plus door recess )

A double-bedroom benefitting from two UPVC double-glazed windows to rear aspect. Wall mounted radiator.

## Bedroom Four

8' 11" x 8' ( 2.72m x 2.44m )

UPVC double-glazed window to rear aspect and wall mounted radiator.

## Bedroom Five

7' 10" x 6' 5" ( 2.39m x 1.96m )

UPVC double-glazed window to front aspect and wall mounted radiator.

## Shower Room

A three-piece suite comprising WC, wash hand basin vanity unit and a walk-in shower. UPVC double-glazed opaque window to side aspect. Chrome heated towel rail. Recessed spotlights and extractor fan.





**Ground Floor**



**First Floor**

Total floor area 190.8 m<sup>2</sup> (2,054 sq.ft.) approx

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To view this property please contact Connells on

**T 01908 375 241**  
**E [bletchley@connells.co.uk](mailto:bletchley@connells.co.uk)**

188 Queensway Bletchley  
 MILTON KEYNES MK2 2SW

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Tenure:Freehold EPC Rating: D

Council Tax Band: F

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