



Phoebes Orchard, Stoke Hammond

£775,000



- **Five Bedrooms**
- **Outstanding Detached Family Home**
- **Countryside Views and Landscaped Gardens**
- **Generous Corner Plot**
- **Four/Five Reception Rooms**
- **Double Garage & Driveway Parking**
- **Buckinghamshire Village of Stoke Hammond**
- **22Ft Master Bedroom with Ensuite**
- **Feature Fireplace with Log Burner**
- **No Upper Chain**



M & M Properties are pleased to offer to the market this BEAUTIFUL, OUTSTANDING FIVE BEDROOM DETACHED FAMILY HOME WITH OVER 2200 SQUARE FOOT OF ACCOMMODATION, located within the hugely popular Phoebes Orchard development a QUIET CUL DE SAC WITH A GENEROUS CORNER PLOT AND LANDSCAPED GARDENS.

The property was constructed during the 1990's and offering impressive accommodation for the family with a generous plot, landscaped gardens abutting open countryside. The property is offered in our opinion, in excellent decorative order throughout with undoubtedly occupying one of the best plots in the close, viewing of this fine home is essential to avoid disappointment.

Location

Located within the village of Stoke Hammond, this property is ideally positioned with easy access into Milton Keynes, Leighton Buzzard, and neighbouring towns as well as to the A5, A421 and M1. Leighton Buzzard and Bletchley stations are nearby and provide a fast train service into London Euston. The village itself has a local shop, an abundance of parks and scenic open countryside views all around. Stoke Hammond is also within the catchment area of an outstanding primary school and a sought-after GRAMMAR SCHOOL.





Accommodation

The property is entered via a spacious hallway with stairs leading off to the first floor and there are doors for access to all the main rooms, including a downstairs cloakroom. The drawing room is a good size and boasts a feature inglenook style fireplace, there is a separate dining room and also a study, with a conservatory added from the sitting room. The kitchen/breakfast room is well appointed and offers a window overlooking the garden and there is also a utility room.

On the first floor are 5 bedrooms, with the master being particularly impressive having a defined dressing area with access to an en suite. There are built in wardrobes and the room is dual aspect with two sets of windows, one being of a dormer design. The property offers four further bedrooms, with three offering fine views over countryside to the rear and there is also a main house bathroom. Central heating is provided by way of Oil to a radiator system.

Exterior and Gardens

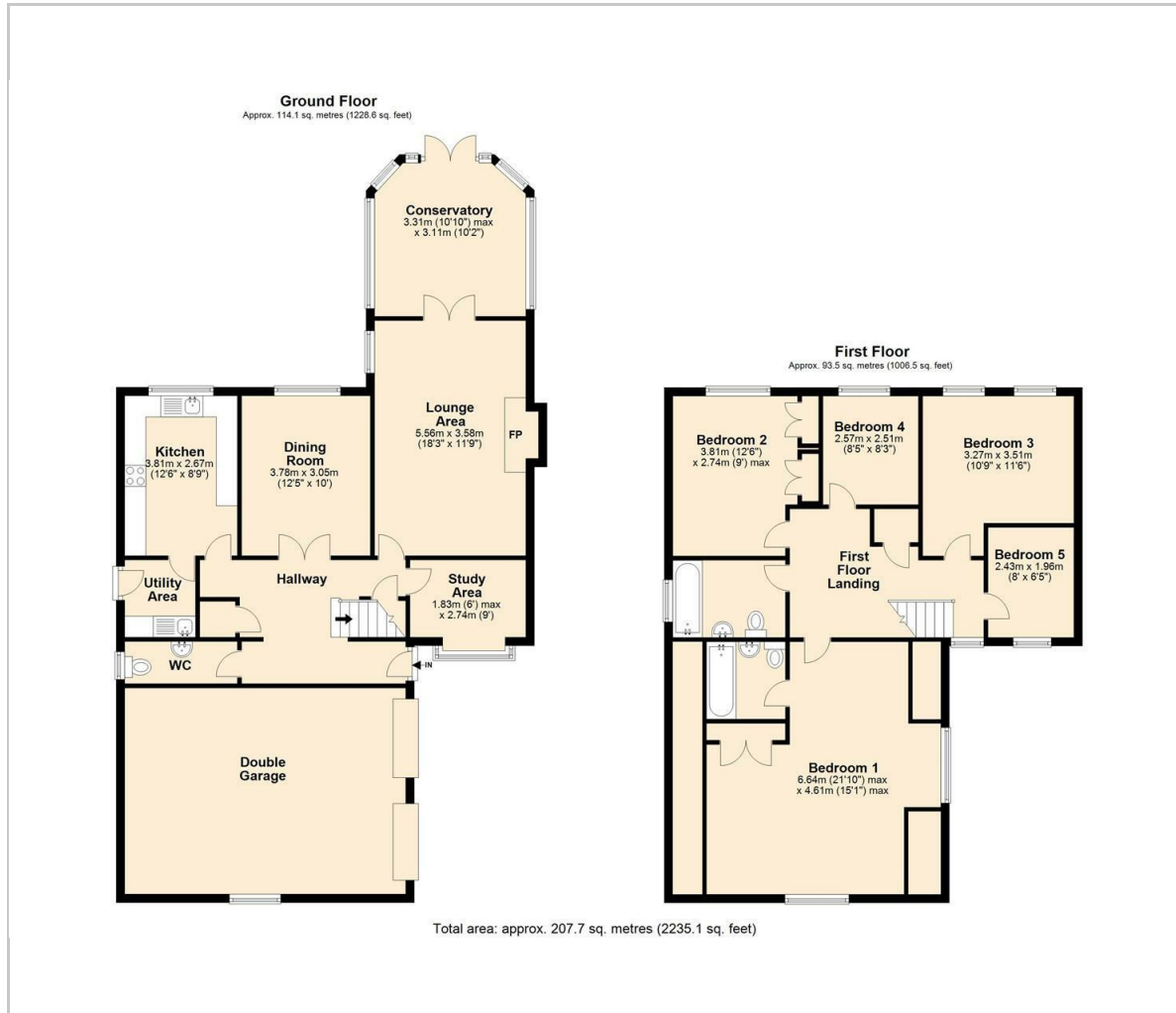
The house sits on a larger than average plot with attractive landscaped gardens to the rear enjoying a peaceful aspect adjoining countryside. The conservatory has a pleasant outlook over the garden which offers seating areas, shaped lawns and well stocked beds and borders, with numerous mature plants and shrubs.

Parking

An integral double garage is to the front of the property with separate up and over doors, power and light with ample space for two vehicles. The block paved driveway offers parking for three to four vehicles to the front of the property.



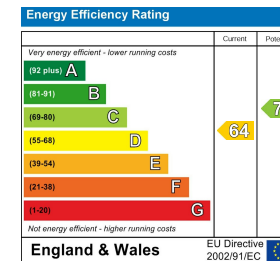
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.