



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



Plot 1 - West Lodge 50a Hartwell Road, Hanslope, Milton Keynes, MK19 7BZ

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This substantial four bedroomeed detached family house forms part of a select high quality development of only five properties by Clayson Country Homes Limited of Northampton. The property extends to approximately 1,800 square feet providing four double bedrooms with master and guest bedroom suites, family bathroom and three reception rooms as well as a bespoke open plan kitchen/breakfast room with doors to the south facing rear garden. There is an integral garage and driveway parking for three vehicles. The house has been deigned to allow for an extension into the loft space if required.

Price £650,000 Freehold

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

25'0 x 5'4

The spacious hallway is approached through a composite door, a mat well set in an engineered oak hardwood floor, the stairs rise to the first floor with under stairs cupboard. There are hardwood oak panelled doors leading to:-

LOUNGE

18'3 x 15'5

A well proportioned room also with engineered oak flooring there are windows to the front and side elevations, the side window forming an attractive bay. There are TV and media points, LED spotlights and double leaf oak framed glass doors which lead to:-



KITCHEN/BREAKFAST ROOM

15'8 x 15'5 maximum

With bespoke kitchen units comprising floor and wall cabinets with polished quartz work surfaces including an island unit with breakfast bar and drawers. Built in appliances include the Siemens double oven and fridge/freezer as well as Neff automatic dishwasher and a Siemens four place induction hob, there is a built in waste bin and a one and a half bowl stainless steel sink unit, ceramic tiled flooring and the breakfast area has triple folding doors opening to the rear terrace and gardens beyond.



UTILITY ROOM

5'2 x 7'3

Also with fitted floor and wall cabinets as well as stainless steel sink unit and door to rear garden.

STUDY

9'3 x 8'5

With engineered oak flooring and three casement window to the rear elevation.



CLOAKROOM

8'5 x 3'4

A white suite of RAK WC, vanity wash basin, window to side elevation and vertical heated towel rail.

FIRST FLOOR

LANDING

18'3 x 4'1

Housing the airing cupboard with Ideal gas fired boiler and the mains pressure hot water cylinder. There is a linen cupboard and a roof void access hatch to the loft (see below). Doors lead to:-

MASTER BEDROOM SUITE



LOFT ROOM

28'7 x 9'2

A vaulted room with boarded floor, skirting and plastered, there are light and power connection and twin Velux roof lights. The property has been designed to allow a staircase to be constructed to access the second floor if required.



BEDROOM ONE

15'5 x 15'2

With a superb vaulted ceiling with LED spotlights there are built in wardrobes, TV and media points and a door leading to:-



SHOWER ROOM ENSUITE

8'8 x 4'6 maximum

With ceramic tiled shower cubicle with Deva shower, vanity wash basin with cupboards under, RAK WC and vertical heated towel rail. There is a velux roof light.

GUEST SUITE

BEDROOM TWO

17'9 x 12'5

Another spacious room with a walk in closet and double fitted wardrobe there is a three casement window to the front elevation and door to:-



SHOWER ROOM ENSUITE

8'9 x 4'6

With white ceramic tiled shower cubicle with Deva shower, RAK WC, vanity wash basin with drawers under, vertical heated towel rail and mirror.



BEDROOM THREE

13'2 x 11'8

A double room with built in wardrobe, TV and media points and window to the south elevation.



BEDROOM FOUR

11'8 x 9'10

Another double room with built in wardrobes and three casement window.

FAMILY BATHROOM

11'7 x 6'9

Comprising a white suite of twin ended bath with Vado wall mounted mixer tap, RAK WC, vanity wash basin with drawers under, Deva integrated shower in a glazed suite, wall mirror, vertical heated towel rail and window to side elevation.



SECOND FLOOR



OUTSIDE

The property stands back from the cul de sac behind an open plan front garden with block paved driveway and off road three off road parking spaces adjacent, the driveway leading to the integral garage.

GARAGE

16'7 x 9'7

With up and over door, light and power connections and an internal door leading to the reception hall. There is an electrical vehicle charging point.

REAR GARDEN

Approached by a side pedestrian pathway where there is a gate and post and rail fence. The rear garden is approached by a paved terrace and is laid to lawn and has the benefit of external power, water and lighting points. The garden faces in a southerly direction.

NHBC WARRANTY

The property is covered by an NHBC 10 year protection certificate.

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through part under floor and part radiators from an Ideal gas fired boiler with mains pressure unvented cylinder providing domestic hot water.

COUNCIL TAX

Milton Keynes City Council - Band to be confirmed.

LOCAL AMENITIES

Hanslope is approximately five miles north of Milton Keynes and Newport Pagnell is situated approximately six miles distant and access to the West Coast main line railway is at Wolverton or Milton Keynes Central approximately 15 minutes drive away.

HOW TO GET THERE

From Stoney Stratford proceed in a northerly direction along the A508 and turn right along Yardley Road signposted towards Cosgrove Village. Turn first left and continue into open countryside towards Castlethorpe and then bear left at Castlethorpe signed posted towards Hanslope. On entering the village continue to the T junction and turn left onto Long Street Road signposted towards Hartwell. Continue into open countryside along Long Street and then on passing the turning to Forest Road on the right hand side continue along for 200 yards where the property stands on the right hand side.

From Northampton approach Hanslope via Quinton and Salcey Forest and continue straight through the forest along Forest Road signposted towards Hanslope. At the T junction with Long Street turn right where the property stands on the right hand side.

AGENTS NOTE

Please note that the internal photographs shown are of a similar property on the development and are used to show specification only.

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AGENTS NOTE

The photographs shown in these particulars are of a similar property built to the same specification by the same developers.

First Floor



Not to scale. For illustrative purposes only