



Phoebes Orchard

Stoke Hammond Milton Keynes, MK17 9LW

Offers In Excess Of £725,000



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## Phoebes Orchard

Stoke Hammond Milton Keynes, MK17  
9LW

We are delighted to offer for sale with no upper chain this stunning five bedroom detached executive home, situated on an enviable plot in this popular Buckinghamshire village location. The property is presented to the market in excellent order, having been recently redecorated, and provides spacious accommodation comprising: Entrance hall, living room, dining room, refitted kitchen, refitted utility room, study/snug, conservatory, cloakroom/WC, five bedrooms (master with ensuite) and a family bathroom. Additional benefits include double glazing, double garage, driveway parking and generous southerly facing rear garden. Viewing is highly recommended.

### Location:

Phoebes Orchard sits in the heart of the sought after Buckinghamshire village of Stoke Hammond. The property is ideally placed within walking distance of the local convenience store, popular public houses and rural walking routes including the nearby Grand Union Canal. Leighton Buzzard mainline station is approximately 8 minutes drive away, with trains connecting to London Euston in as little as 30 minutes. By road, the nearby A5, A4146 and M1 junctions 11a provide multiple connections. School catchment includes the sought after Aylesbury Grammar Schools.

### Ground Floor:

Enter via a double glazed composite front door into the welcoming entrance hallway which connects seamlessly through the heart of this stunning home to the cloakroom/WC, kitchen/breakfast room, dining room, lounge and study. There is also a roomy built-in storage cupboard and stairs leading to the first floor with a cupboard under. Amtico flooring has recently been installed to upgrade the finish in the hallway, cloakroom/WC, kitchen/breakfast room & utility room. The kitchen/breakfast room is fitted with a fashionable range of wall and base level shaker style units with granite work surface over. A butler style sink is perfectly positioned to enjoy views of the rear garden, and there are a range of integrated appliances as well as a two seat breakfast bar. A utility sits off the room with space and plumbing for a washing machine and tumble dryer, plus there is a courtesy door to the side. The well proportioned dining room comfortably accommodates a large dining table to the centre. The lounge is perfectly sized to arrange a variety of furniture around the impressive inglenook fireplace. Off the back of the lounge is a bright and airy conservatory providing panoramic views of the garden. The study features a boxed bay window which faces the front aspect, and could also be suited for use as a snug, if desired.







#### First Floor:

The landing is spacious, bright and airy, and provides doors to each of the bedrooms and family bathroom. There is also a built-in airing cupboard and access to the loft. The stunning and sizeable master bedroom comfortably accommodates a variety of furniture, plus there are built-in wardrobes. Dual aspect windows introduce plenty of light, and the room enjoys an ensuite bathroom fitted with a three piece white suite. There are two further double bedrooms, each enjoying views of the rear garden, one of which includes built-in wardrobes. Two further single bedrooms make this home an excellent choice for families of all sizes. The family bathroom is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over.

#### Outside:

To the front, the property enjoys a block paved driveway that extends to the double garage and front door. There is also gated access through to the rear garden. The rear garden benefits largely from the impressive plot, with a peaceful landscaped garden providing a pleasant space to enjoy throughout the year. A generous lawn is complimented by an array of neat shrubbery, and a raised patio area presenting an excellent space to entertain. The southerly aspect ensures that sunlight can be enjoyed at all times of the day.

#### Garage:

The double garage is an excellent size and provides parking for two cars, with access via two up and over doors, plus there is power and lighting.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan



Approximate Area: 1729 ft² ... 160.6 m² (excluding double garage)

Approximate Area of Double Garage: 296 ft² ... 27.5 m²

**Total Approximate Area: 2025 ft² ... 188.1 m²**

Floor plans are for layout purposes only and are not intended to be scale drawings.  
All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.  
Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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