



**christopher  
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estate agents

FREE MARKET APPRAISALS  
01908 904222

**6 Winemar Close, Hanslope, Milton Keynes, MK19 7NW**

Offers in excess of £350,000 freehold

A well-presented extended four bedroom semi-detached family home, situated in this desirable village, located in a no through road. The accommodation comprises of a porch, entrance hall, living room, modern kitchen/dining room, utility room and a cloakroom on the ground floor with four bedrooms and the family bathroom on the first floor. To the outside there is a garage, off road parking for two cars and an enclosed rear garden.

#### **Entrance via the Storm Porch:-**

Part glazed door with side windows and frosted double glazed window to side aspect, exposed brick walls and door to:-

#### **Entrance Hall:**

Stairs rising to the first floor, with under stairs storage cupboard, radiator and doors to:-

#### **Living Room:- 13'8 x 11'0**

Double glazed window to the front aspect and radiator.

#### **Kitchen/Dining Room:- 17'0 max x 8'7**

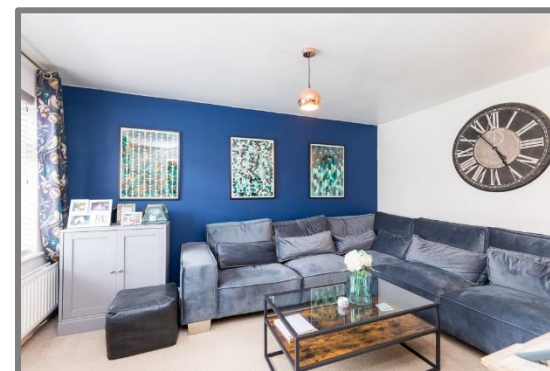
Double glazed French doors to the rear garden, double glazed window to the rear aspect, refitted modern kitchen with a range of wall and floor mounted units, solid wood worksurface, display units, pull out units, single stainless steel sink, four ring electric induction hob with extractor fan over, built in double oven, integrated dishwasher and fridge/freezer, drawers, tiled splash backs, thin modern wall mounted radiator and the opening to:-

#### **Utility Room:- 8'8 max x 7'1**

Part double glazed door to leading to the rear garden, double glazed window to the rear aspect, wall mounted gas boiler, stainless steel sink/drain unit, work surface, plumbing for a washing machine and under counter space, doors to the garage and the cloakroom.

#### **Cloak Room:-**

Low level WC and extractor fan.





**First Floor Landing:-**

Split stair case, loft access and airing cupboard.

**Master Bedroom:- 11'1 max x 10'4**

Double glazed window to the rear aspect, radiator and recess area.

**Bedroom Two:- 11'6 x 10'4 max**

Double glazed window to the front aspect and radiator.

**Bedroom Three: 8'9 x 8'7**

Double glazed window to the front aspect and radiator.

**Bedroom Four:- 10'6 x 7'10**

Dual aspect, with double glazed windows to the front and rear aspects, radiator and loft access.

**Bathroom:**

Double glazed window to the rear aspect, suite comprising of panelled bath with electric shower over, low level WC, pedestal wash hand basin, heated towel rail and is fully tiled.

**Garage:-**

Integrated with a door leading to the utility room, up and over door, power and light.

**Front:**

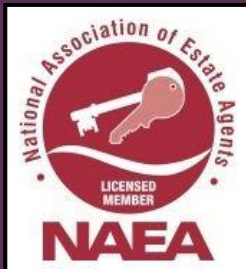
Concrete and blocked paved driveway, parking for two cars.

**Gloucester House**  
**399 Silbury Boulevard**  
**Central Milton Keynes**  
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## General

All mains' services are connected, viewings strictly by appointment only.  
Council Tax band is C.

## About the area

Hanslope is a medium sized village to the eastern side of Milton Keynes. The village itself enjoys an excellent middle school, public houses, a local church, playing fields and pavilion plus several shops catering for day-to-day needs.

The nearby town of Milton Keynes, some 10–15-minute drive away, offers one of the largest under cover shopping centres in Europe, leisure and entertainment facilities including theatre and multiplex cinema and is also home to the League One side Milton Keynes Dons.

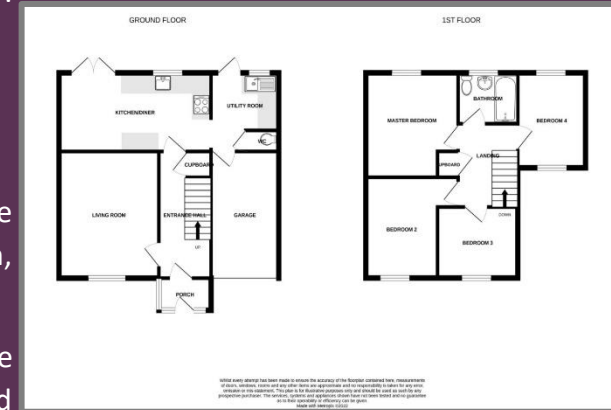
Central Milton Keynes Rail Station offers a fast and frequent service to London Euston and The North. Hanslope provides easy access to junction 15 of the M1 motorway north and southbound.

## education:

There are a variety of state and private schools in the local area. For details visit:  
[www.miltonkeynes.gov.uk/schools-and-lifelong-learning](http://www.miltonkeynes.gov.uk/schools-and-lifelong-learning)

## Directions

From Central Milton Keynes head east along the V6 Grafton Street and at the roundabout junction with the H3 Monks Way take the second exit. At the next roundabout continue straight ahead and at the next roundabout which is Newport Road continue straight ahead. At the next roundabout take the third exit towards Haversham/Hanslope. Follow this road through the village of Haversham passing Hanslope Head northwest on Park Rd toward Saxon Close, Turn right onto Newport Road, Turn left onto Eastfield Drive, Turn left onto Aldene Drive, Turn right onto Winemar Close and no 6 is on the right hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

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