



**christopher  
rose**  
estate agents

FREE MARKET APPRAISALS  
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**5a Warmington Gardens,** Downhead Park, MILTON KEYNES. MK15 9BP  
Offers in excess of £650,000 freehold





## the property:

A spacious, well-apportioned detached property constructed by Messrs. Francis Jackson in 2000, which has been the subject of extensive improvements by the current owners to include: bespoke fitted study, sound cabling between dining room and lounge, surround sound speakers inset to ceiling in the lounge, 'atmospheric' lighting with different 'mood' settings to lounge, fitted furniture to master bedroom with fantastic en-suite wet room, professionally landscaped south facing rear garden with a substantial mobile sculpture by Paul Margetts. To the rear of the property is the Grand Union Canal, which, aside of the pleasing aspect this offers to the eye, also provides attractive walks to Pennyland Boat Basin and nearby Milton Keynes Marina.

## accommodation:

### Storm Canopy:

Solid wood entrance door to:

### Reception Hall:

Stairs rising to first floor, built-in cloaks cupboard, coving, thermostat for central heating temperature control, double glazed window to front aspect, 2 radiators.

### Cloakroom:

Low flush WC, wash hand basin with tiled splash backs, double glazed window to side aspect, radiator.

### Lounge: 21' x 12'5"

A delightful triple aspect room with a feature open fireplace, with Jetmaster™ wood burning grate inset to stone surround with stone hearth and mantle, gas point. This room also enjoys 'atmospheric' lighting, with a variety of different 'mood' settings and ceiling-mounted surround sound speakers with concealed audio cabling. Double glazed windows to front and side aspects, double glazed doors to rear terrace and gardens, 2 radiators.

### Dining Room: 14'5" x 13'7" (max.)

Coving, double glazed window to front aspect, radiator.

### Study: 9'2" x 9'

Bespoke office furniture by Hammond™ providing desk space, drawers, storage, shelving, bank of electrical sockets for office equipment, coving, double glazed window to rear aspect, radiator.

### Kitchen/Breakfast Room: 15'11" x 13'9"

Comprehensively fitted with a range of base and eye-level units, illuminated granite worksurface, single drainer stainless steel 1½ bowl sink unit with mixer taps over, integrated appliances including; fridge-freezer, dishwasher, double oven with 5-ring gas hob and extractor hood over, central island unit with storage and 'slide out' vegetable baskets, breakfast island, recessed lighting, tiled floor, double glazed window to rear aspect, double French doors leading to sun terrace and garden, door to:

### Utility Room: 8'8" x 7'10"

Single drainer stainless steel sink unit inset to worksurface, additional worksurface with storage cupboards under, complementary tiled splash areas, plumbing for automatic washing machine, space for tumble dryer, tiled floor, wall-mounted gas-fired boiler serving domestic hot water supply and radiators, central heating programmer and timer, door to side aspect, radiator.

## First Floor:

### Landing:

Coving, access to loft space, airing cupboard housing Megaflow™ water cistern and shelving, double glazed window to rear aspect, radiator.

### Master Bedroom: 16'1" (max.) x 13'10"

South facing, light and airy, dual aspect room affording canal views to the rear. Range of bespoke bedroom furniture providing wardrobe space, drawers, storage and vanity unit, large built-in double wardrobe, double glazed windows to side and rear aspects, radiator, door to:

### En-Suite Wet Room: 10'2" x 5'11"

A superb room with walk-in double bay shower area with glazed splash screen, raised low-level WC with concealed cistern, enamel wash hand basin inset to vanity unit, heated wall mirror, two wall-mounted storage cupboards with concealed shaver point, downlighters, extractor fan, tiled floor, double glazed window to side aspect, under-floor heating.

### Guest Bedroom: 11'5" x 10'5"

Built-in double wardrobe, built-in single wardrobe, double glazed window to front aspect, radiator, door to:

### En-Suite Shower Room: 10'2" (max.) x 5'3"

Fully tiled shower cubicle with fitted shower and glazed splash screen. Pedestal wash hand basin, low-level WC, complementary tiled splash areas, electric shaver point, extractor fan, double glazed window to side aspect, radiator.

### Bedroom 3: 11'7" x 10'2" max & recess

Laminated flooring, double glazed windows to front aspect, radiator.

### Bedroom 4: 9' x 7'4"

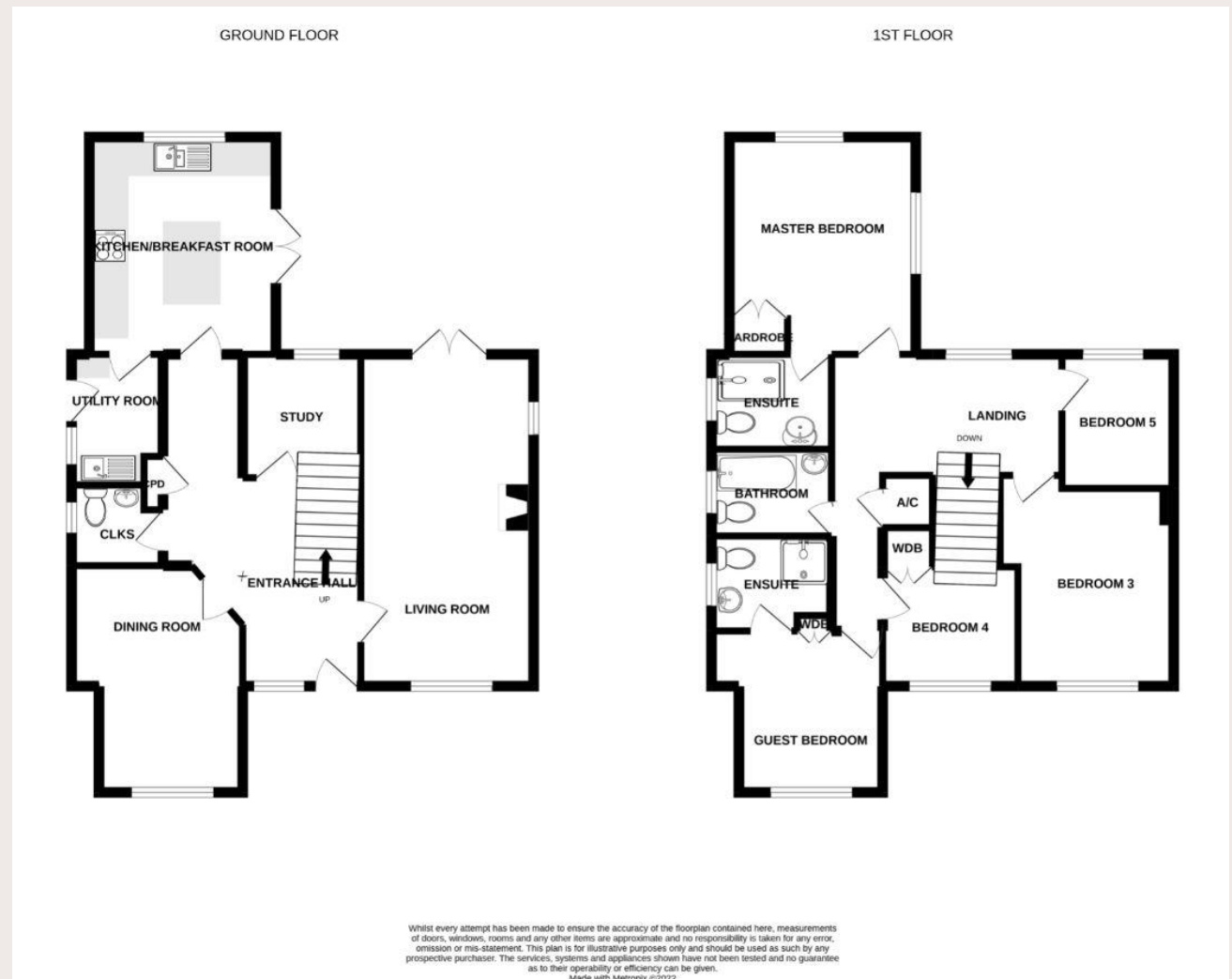
Built-in wardrobe, double glazed window to front aspect, radiator.

### Bedroom 5: 9'2" x 9'

Double glazed window to rear aspect affording canal views, radiator.

### Family Bathroom: 10'2" x 6'6"

4-piece suite comprising: wood panelled bath, pedestal wash hand basin, low-level WC, fully tiled shower cubicle with fitted shower and glazed splash screen, complementary tiled splash areas, electric shaver point, extractor fan, double glazed windows to side aspect, radiator.



## outside:

### Front Garden:

Laid mainly to lawn with flower and shrub borders.

### Rear Garden:

Designed by Forma Garden Designs™ to comprise: large sun terrace with electric remote controlled awning with sun/wind option, feature 'bubble' fountain, substantial Paul Margetts mobile sculpture, well stocked flower beds, outside water supply and garden shed. The garden enjoys a sunny southerly aspect and is enclosed to all sides by wooden fencing, providing a good degree of privacy.

### Double Garage:

The property is served by a tarmac driveway, which leads to a detached double garage with electric remote-controlled 'up and over' doors, power and light and personal door.

## education:

There are a variety of state and private schools in the local area.

For details visit:

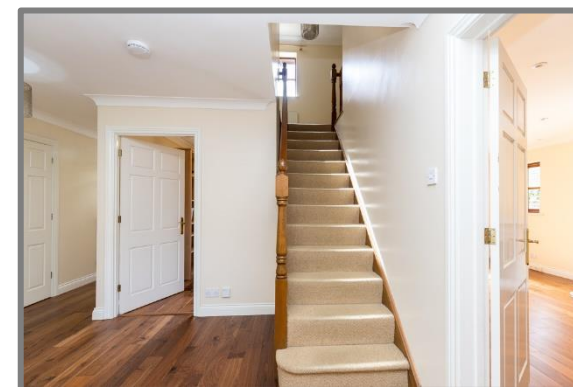
[www.miltonkeynes.gov.uk/schools-and-lifelong-learning](http://www.miltonkeynes.gov.uk/schools-and-lifelong-learning)

## agent's note:

All viewings are strictly by appointment only.

## general:

All mains services are connected, broadband connected, extensive power points and computer cabling in Study and Bedroom 5. Please note that the fitted appliances have not been tested by Christopher Rose Property Consultants Limited. The property is in Council Tax Band G.









# christopher rose

property consultants

**Gloucester House**  
**399 Silbury Boulevard**  
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**MK9 2HL**

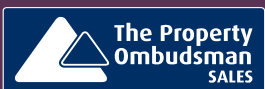
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## about area:

Downhead Park is situated 1 mile north east of Central Milton Keynes, with an eastern border along the Grand Union Canal. The city of Milton Keynes provides for all needs, including a very good communication system of roads and rail. The mainline railway station provides fast and frequent direct services into London Euston and the North of England and there is easy access to the main A5 trunk road and junctions 13 and 14 of the M1 motorway, making both the M25 and M6 motorways very accessible. Luton International Airport is approximately 25 miles away. The Central Milton Keynes Shopping Centre features one of the largest under-cover shopping centres in the UK, with an extensive array of shops and entertainment facilities including: nightclubs, bars, restaurants, cafés and a well-attended theatre. In the surrounding areas can be found a comprehensive range of fitness/health clubs, indoor and outdoor sports centres and quality golf courses, plus the internationally renowned 'Stables' venue at nearby Wavendon. Further leisure facilities include: several large multiplex cinemas, bowling alley and indoor ski slope, plus dedicated water sports and equestrian facilities, all within easy access.

## directions to the property:

From Central Milton Keynes, head east on the H5 (Portway) to the roundabout junction with the V9 (Overstreet) and turn left. After approximately 150 yards, take the first right into Fairford Crescent, Downhead Park. Follow this road over the mini roundabout and then take the next right into Thorneycroft Lane. At the bottom of Thorneycroft Lane, turn right into Warmington Gardens. Take the first left turning and number 5a can be found in the bottom right hand corner.



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[www.christopherrose.co.uk](http://www.christopherrose.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC