



6 Lower End, Newton Longville, Buckinghamshire MK17 0BE

Three-bedroom detached property
Guide Price £595,000 – Freehold

Bourdeaux

**6 Lower End, Newton Longville, Milton Keynes,
Buckinghamshire MK17 0BE – Guide Price £595,000 -
Freehold**

The ground floor accommodation briefly comprises an entrance hall, a modern and stylish kitchen with double doors opening out to the light and airy conservatory. There is a spacious living/dining room with vaulted ceilings, refitted and modern family shower room. Also on the ground floor are two bedrooms. Bedroom one has access to a refitted en-suite bathroom and walk-in wardrobe plus an additional wardrobe. Bedroom three is on the first floor where you will find two built-in wardrobes and eaves storage spaces. To the outside there is ample parking to the front and double gates for further parking if required, and an enclosed rear garden.

Entrance Hall –

Doors leading to the kitchen, living/dining room, shower room and bedrooms one and two. Stairs rising to the first-floor accommodation, two under stair storage cupboards.

Living/Dining Room - 25'0 x 15'3

This is a particular feature of this impressive property, with vaulted ceilings inset spot lighting. dual aspect with two double glazed windows to the side and two double glazed French doors leading to the conservatory, there are also three stylish radiators, this room does need to be viewed to be fully appreciated.

Kitchen – 16'1 x 8'2 maximum

A modern and stylish kitchen with triple aspect, double glazed windows to the front and side, double-glazed French doors leading to the conservatory, fitted matching base and eye level units with worktop space over, sink/drain unit, fitted eye level double oven,



four ring electric hob, integrated washing machine, tumble dryer and a American style fridge/freezer, there is also an integrated dishwasher, drawers, tiled flooring.

Conservatory - 10'5 x 8'10

A Victorian style double glazed conservatory with double glazed windows and French doors leading to the rear garden, power and lighting.

Shower Room – 8'0 x 5'9 maximum

Refitted modern three-piece suite, comprising tiled double shower cubicle, vanity wash hand basin with cupboards under, low-level WC, half height tiling to all walls.

Bedroom One – 18'7 maximum x 10'7 maximum

Double glazed bay window to front aspect, ideal for a seating area, door leading to refitted and modern en-suite bathroom, door to the walk-in wardrobe, radiator.

En-Suite -9'0 x 6'9 maximum

Double glazed window to the side aspect, refitted with four-piece suite comprising of a panelled bath, double shower cubicle, low level WC, vanity wash hand basin with cupboards under, heater towel rail.

Bedroom Two – 10'3 x 10'2 maximum

Double glazed window to front aspect, recess area and radiator.

Landing Area:

Turned balustrade, spacious area with doors leading to bedroom three and a spacious boiler/storage room (height restrictions) with wall mounted gas boiler.



Bourdeaux are delighted to offer for sale this beautiful and spacious three-bedroom detached chalet bungalow located in the sought-after village of Newton Longville.



Bedroom Three - 15'11 maximum x 12'0

Dual aspect with two double glazed Velux windows one to the rear and one to the side, fitted wardrobes, with additional eves storage cupboards to two sides of the room, radiator.

Front:-

Blocked paved driveway with double gated access to additional parking and the enclosed rear garden, there is also a further gated access on the opposite side of the property.

About the area:

Newton Longville is a sought-after Buckinghamshire village and has a village shop where you will find the local post office inside and The Crooked Billet thatched pub. School catchments are well regarded for the Royal Latin Grammar School in Buckingham and Newton Longville Church of England Combined School takes children between the ages of 4 and 11. Newton Longville is close to Milton Keynes and Leighton Buzzard offering excellent transport links and fantastic amenities.

EPC Rating 'C'

Council Tax Band 'E'

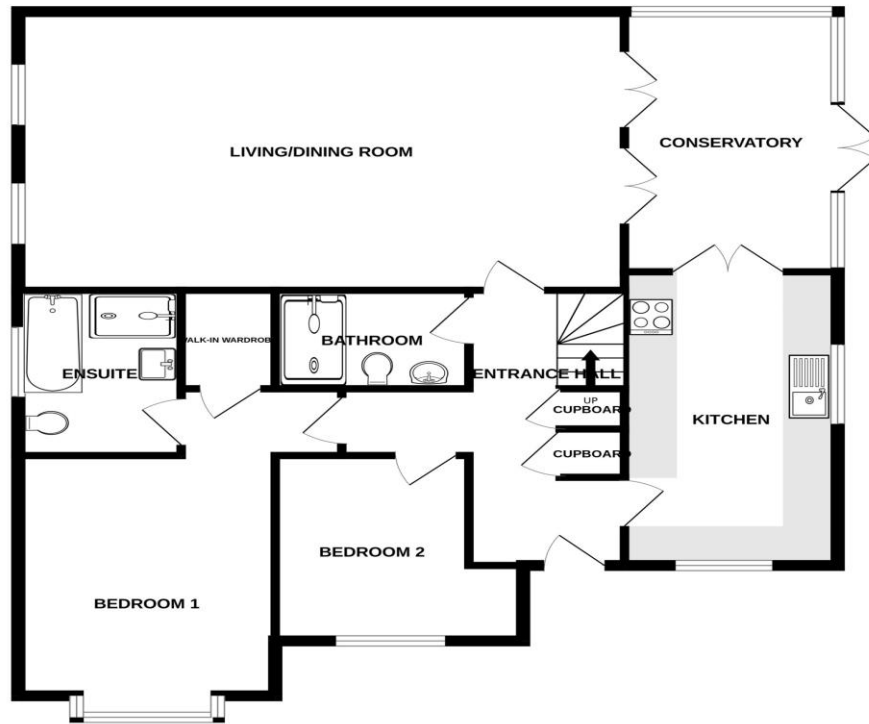
Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

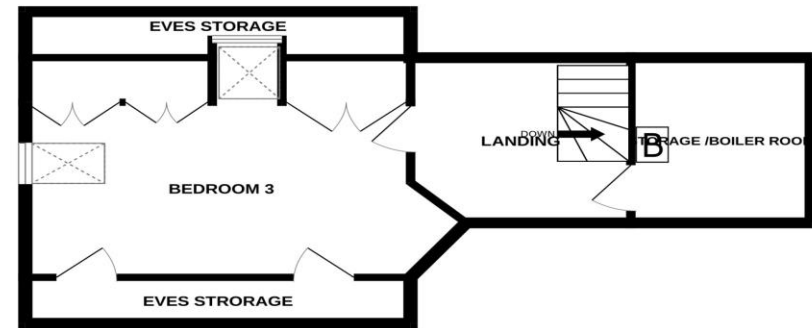


Enclosed rear garden with fencing and gated access to both sides of the property, water tap, electric socket, shed, block paved patio area, mainly laid to lawn, mature willow tree. This garden should be viewed to be fully appreciated.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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