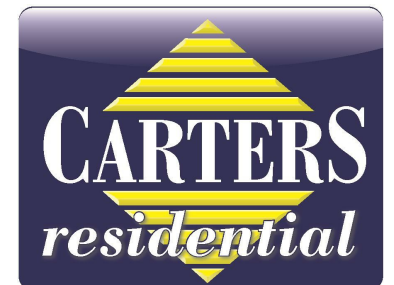




Elmers Close, Beachampton, MK19 6EB



9 Elmers Close
Beachampton
Buckinghamshire
MK19 6EB

£495,000

A large and extended 4-5 bedroom semi detached house with a large plot and lovely views, in the small village of Beachampton.

The property has been extended and had many improvements carried out by the current owners, making the large and well presented family home on offer today. The extensive accommodation set on two floors comprises; a hall, large extended living room, large open plan, kitchen/family/ dining room, utility room, cloakroom, and a ground floor study/bedroom 5. On the first floor, 4 double bedrooms – the master bedroom with an en-suite shower room, plus a large family bathroom.

Outside the property has a large plot with parking for several cars, and large side and rear gardens with lovely countryside views.

The property is situated in the corner of a small village cul-de-sac in a sought after village and located just a short drive from Stony Stratford and slightly further, Buckingham, Winslow (with a soon to open station) and Central Milton Keynes.

- Large Extended House
- 4-5 Bedrooms
- Large Living Room with Fireplace
- Large Kitchen/ Family/ Dining Room
- Study/ Bedroom 5 on Ground Floor
- Utility & Cloak Rooms
- Small Village Cul-de-sca
- Large Plot
- Countryside Views





Ground Floor

An entrance hall has stairs to the first floor and a door to the living room.

The living room is a large room which has been extended to the rear. It has a cast-iron Victorian style fireplace with an open flu and a tiled hearth. Window to the rear and patio doors opening to the garden. French doors open to the large kitchen/family room.

The heart of this home is a large open plan kitchen/ family/ dining room which is set on two levels. The family room/dining area has patio doors opening to the rear garden, door to the study/bedroom 5 and a feature fireplace. A step leads down to the kitchen area which has an extensive range of units to floor and wall levels with worktops and a 1 1/2 bowl sink unit plus an island unit. Range cooker with 5 ring gas hob, hot plate & 2 ovens. Windows to the rear & side with countryside views.

A study/ bedroom 5 is located to the front.

A utility room has matching kitchen units and worktops, space for washing machine and tumble dryer, window to the front door to the side, and a door to the cloakroom.

The large cloak/ boot room has a W.C, wash basin and plenty of space for coats, boots, etc. Double sized cupboard housing the gas central heating boiler.

First Floor

The landing has a window to the front, access to the loft, airing cupboard with hot water cylinder and doors to all rooms.

The master bedroom is a large double bedroom with a triple aspect – windows to the front, and side and rear with fabulous countryside views. An en-suite shower room has a W.C, wash basin and shower cubicle.

Bedroom 2 is a double bedroom located to the rear with lovely countryside views.

Bedroom 3 is a double bedroom with a window to the rear and lovely countryside views. Built in double wardrobe.

Bedroom 4 is a double bedroom located to the rear with lovely countryside views.

The large bathroom has a white suite comprising; W.C, wash basin and bath. Window to the front. This is a large room with plenty of scope to reconfigure it to include a separate shower cubicle.

Outside

The property occupies a large plot in the corner of a

small cul-de-sac - with lovely views to the side and rear. The front garden is enclosed by fencing and entered via a double five bar gate to a gravel driveway - providing off-road parking for several cars. This leads to a side area of garden which currently has a large timber shed which could be removed to provide further parking and the scope for garage (subject to any necessary consent).

The large and beautifully kept rear garden is mainly laid to lawn with some mature trees and it is bordered by hedges and shrubs. The low hedge to the rear allows for attractive countryside views. Paved patio. The land to the side is around 5 metres offering scope for a garage or further extension - subject to any necessary consent.

Heating

LPG gas to radiator central heating and LPG gas for cooking (No mains gas to the village)

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Aylesbury Vale

Council Tax Band: D

Location - Beachampton

Beachampton is a small village with a rural feel located on the north western outskirts of Milton Keynes, providing a good link to Milton Keynes with its extensive facilities and main-line railway station (30 minute trains to London Euston). The attractive coaching town of Stony Stratford is approximately two and a half miles by road and offers excellent shopping facilities. Beachampton village has a local pub and church.

Disclaimer

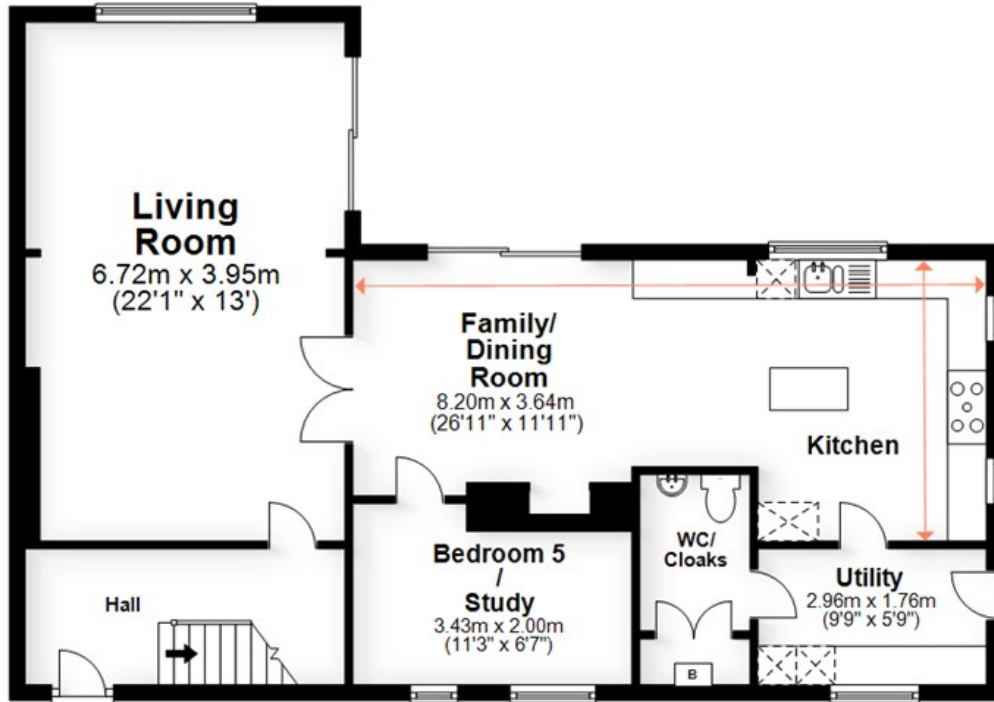
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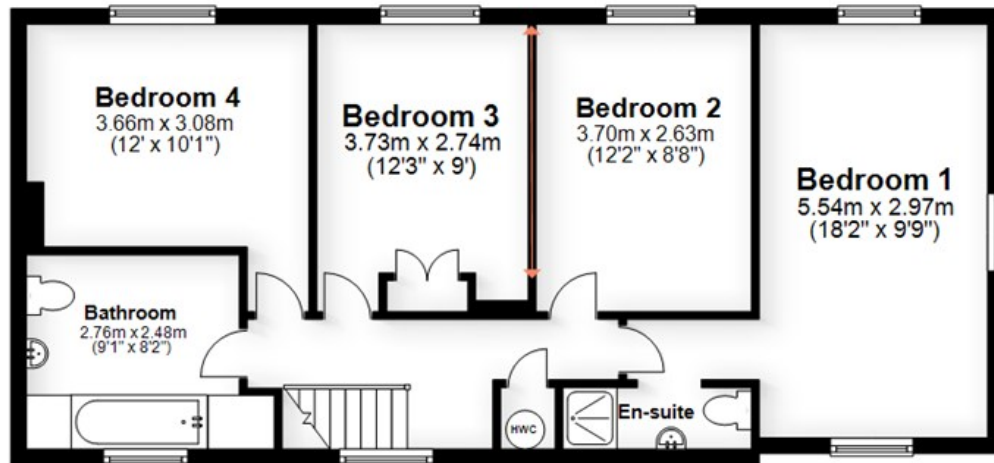




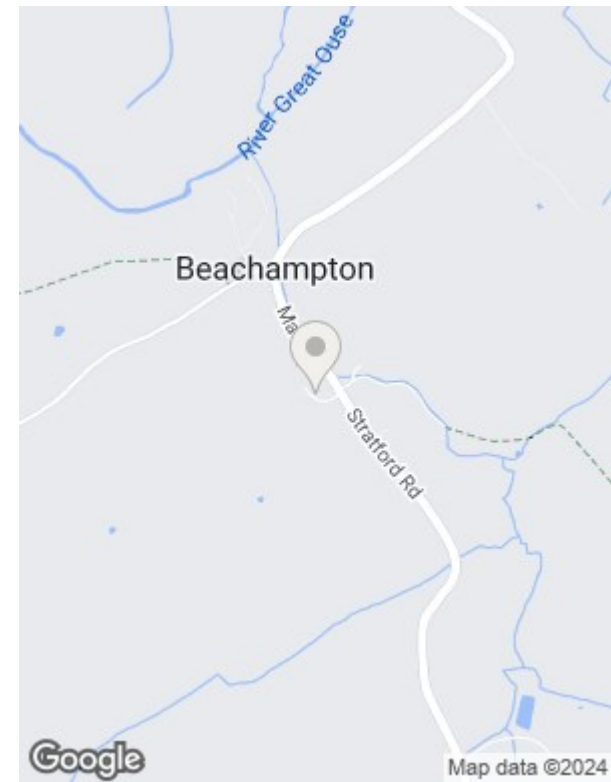
Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

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- stony@carters.co.uk
- carters.co.uk
- 59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	66
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

