



Church Close, Wicken, MK19 6BW



10 Church Close
Wicken
Buckinghamshire
MK19 6BW

£475,000

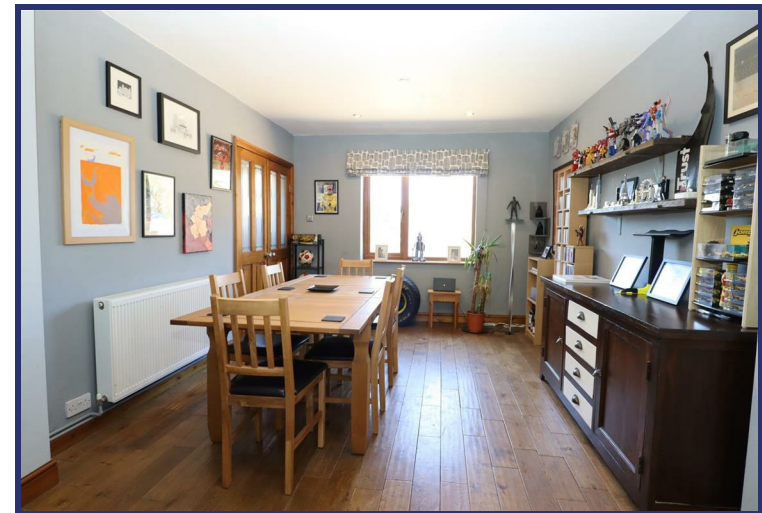
A large and extended 4 bedroom semi detached house in a fabulous village location overlooking the village green and benefiting from large gardens & ample parking.

The property has been extended with large two story and single story extensions, with accommodation of around 1,785 ft.² comprising an entrance hall, dining area, large kitchen/breakfast room, living room, conservatory, utility room and cloakroom. On the first floor there are 4 double bedrooms – two of which have en-suite shower rooms and dressing areas, plus a family bathroom.

The property occupies a good size plot with gated parking to the front for several cars, garage, a large rear garden and it fronts the beautiful village green with views to the church and countryside beyond. It is located just a few footsteps away from the village sports ground.

Located within catchment of several popular schools, and is offered for sale chain free.

- Large, Extended 4 Bedroom Semi
- Large Open Plan Kitchen/ Dining/ Family Room
- Separate Living Room
- Conservatory
- Utility & Cloakrooms
- 4 Double Bedrooms - 2 With En-suites
- 3 Bath/ Shower Rooms + Cloakroom
- Large Gardens + Ample Parking + Garage
- Fabulous Location Over Looking Village Green
- CHAIN FREE SALE





Ground Floor

A front door opens to an entrance hall which has French doors to the dining area/ family room and stairs to the first floor. Solid wood floor

The dining area/ family room, located to the front, has a window with lovely views over the front garden and the village green beyond. Solid wood floor and open plan to the large kitchen/breakfast room.

The kitchen/breakfast room has an extensive range of units to floor and wall levels with composite worktops, an inset ceramic sink and an integrated range cooker with 5 gas rings, 2 ovens and grill. Integrated dishwasher and coffee machine. Side-by-side fridge/ freezer which is plumbed in. A large central island has a granite countertop, with a breakfast bar to each end, seating 4, further storage cupboards under and a wine cooler. Ceramic tiled floor, window and French doors to the rear garden and doors to an under stairs cupboard, utility room and living room. In all, the perfect kitchen for budding chefs and a great space for family gatherings and entertaining guests.

The utility room has a base cupboard, work top, space for a washing machine, oil fired central heating boiler, window to the rear and a door to the cloakroom.

A cloakroom has a WC and wash basin, tiled floor and walls and a window to the side.

The living room has a window to the front with views over the garden to the village green and French doors opening to the conservatory.

The conservatory is of brick and UPVC double glazed construction with a polycarbonate roof. Glazed to two sides with French doors opening to the garden.

First Floor

The landing has access to the loft and doors in a natural wood finish to all rooms.

Bedroom 1 is a large double bedroom located to the rear with two windows overlooking the rear garden, large wardrobe to remain, and an en-suite shower room. The en-suite shower room comprises a WC, wash basin set on vanity unit and shower cubicle. Tiled floor and walls and window to the side.

Bedroom 2 is a double bedroom with a window to the front with lovely views over the village green to the church, cast iron fireplace, and two built in double wardrobes. Open doorway to a dressing area with window to the side and door to the en-suite shower room. The en-suite shower room has a suite comprising WC, wall mounted wash basin and a shower cubicle. Window to the side, tiled floor and part tiled walls.

Bedroom 3 is a double bedroom located at the front with lovely views over the village green towards the church.

Bedroom 4 is a double bedroom located to the rear with two built-in double wardrobes.

A large bathroom has a suite comprising wash basin, WC and a

P shaped shower bath with glass screen and shower over. Varnished floorboards, parts tiled walls and a window to the rear.

Outside

A good size front garden is boarded by a fence and hedge and accessed via a five bar gate. The gardens are laid with gravel providing off-road parking for several cars and there is side gated access leading to the rear garden. The gardens front the village green with views to the church and countryside beyond.

The large rear garden has patio, lawns and is enclosed by fencing with some stock beds and borders. Oil tank for the central heating oil. Garden shed

Garage

Integral garage with double swing doors.

Heating

The property has oil to radiator central heating. Cooking is via bottled gas.

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service. Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer. We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

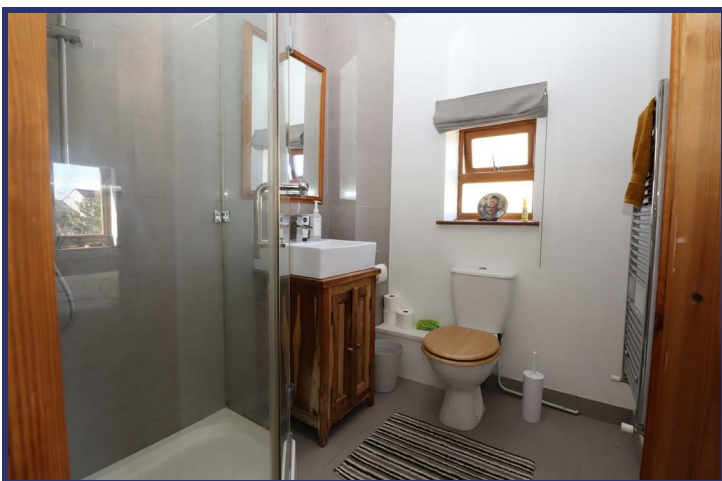
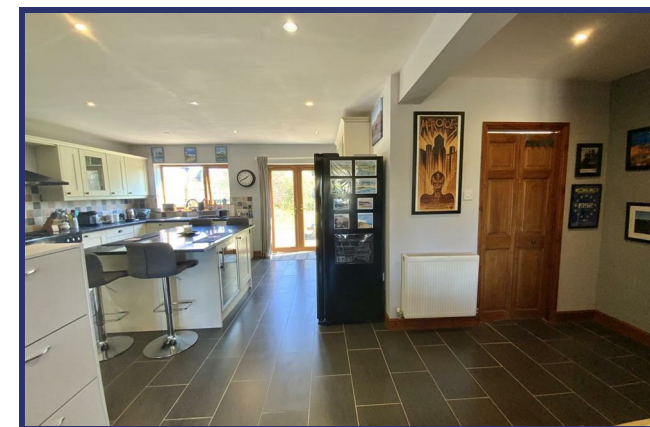
Location - Wicken

Wicken is a small West Northamptonshire village which has seen little development and retains a quaint character feel. It is served with a local pub, Church, and is located just a short drive from Deanshanger village which has extensive facilities including several grocery stores, food takeaways, community centre with library and a full range of schooling from preschool to 6th form. Wicken has good access to both historic towns of Stony Stratford and Buckingham (with the highly regarded Royal Latin Grammar School) and is within a short distance of several private schools.

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

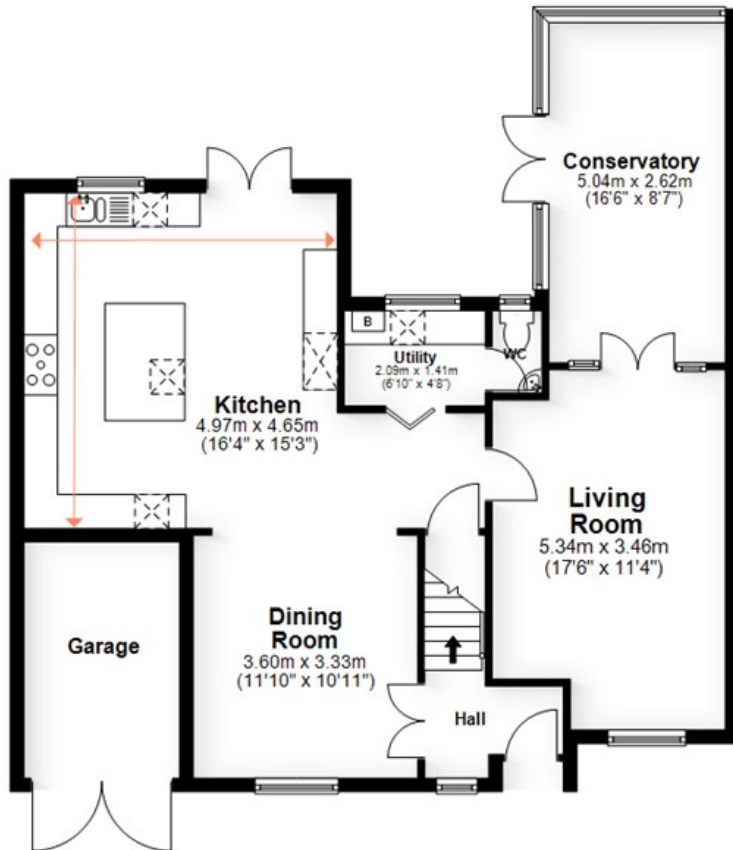






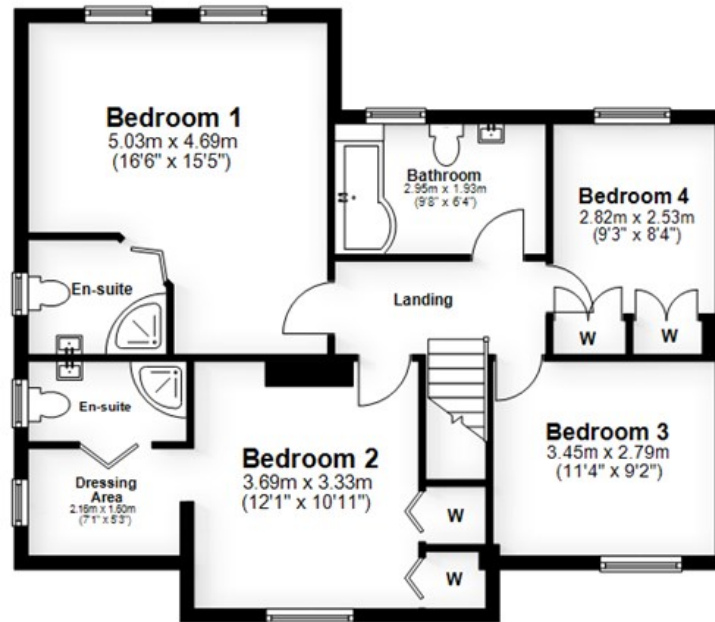
Ground Floor

Approx. 90.8 sq. metres (977.3 sq. feet)



First Floor

Approx. 75.1 sq. metres (808.6 sq. feet)



Total area: approx. 165.9 sq. metres (1785.9 sq. feet)

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/efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

