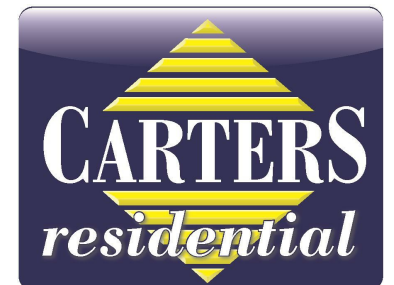




Oxford Park Drive, Old Stratford, MK19 6DW



**15 Oxfield Park Drive
Old Stratford
Northamptonshire
MK19 6DW**

£625,000

A beautifully presented 4 bedroom detached home on Oxfield Park Drive – arguably Old Stratford's most sought after development – closest to the nature reserve and Stony Stratford High Street.

The property has accommodation set on two floors comprising an entrance hall, cloakroom, living room with bay window, large open plan kitchen/dining room with appliances, sitting room and utility room. On the first floor there are 4 bedrooms (3 double) including a master bedroom with en-suite shower room plus a family bathroom with shower. Parking for at least 4 cars, a garage and attractive landscaped rear garden.

Oxfield Park Drive is a sought after development of mainly detached homes, built by Bloor Homes in 2000, located adjacent to a nature reserve and just a short walk to Stony Stratford High Street, the local school and shops.

- Detached House on Sought After Oxfield Park Drive
- Close to Stony Nature Reserve & High Street
- 4 Bedrooms (3 Double)
- 2 Bath/ Shower Rooms
- Large Kitchen/ Dining Room
- Separate Living Room & Sitting Room
- Utility & Cloak Rooms
- Garage & Driveway for 4 Cars
- Landscaped Rear Garden





Ground Floor

The front door opens to an entrance hall with stairs to the first floor and doors to all rooms.

A cloakroom has a WC and wash basin. Window to the front.

The living room has a bay window to the front, a feature fireplace with gas coal effect fire, and French doors opening to the dining area. Coving and ceiling roses.

The sitting room has French doors opening to the rear garden, and coving and ceiling rose.

The heart of this home is a large open plan-kitchen/dining room – an L shape room with the kitchen area fitted with a range of units to floor and wall levels plus larger units and a breakfast bar. Ceramic sink and integrated appliances to include a wide 5-ring gas hob, extractor hood, double ovens, dishwasher, and wine cooler. A dining area has plenty of space for a large table and French doors opening to the rear garden.

A utility room has floor, wall and larger units, worktop and space for a washing machine.

First Floor

The landing has an airing cupboard, access to the loft and doors to all rooms.

Bedroom 1 is a large double bedroom, located to the front, with two fitted double wardrobes and an en-suite shower room. The en-suite shower room has a suite comprising WC and wash basin built into a vanity unit, separate shower cubicle, and window to the front.

Bedroom 2 is a double bedroom located to the rear with two built-in double wardrobes.

Bedroom 3 is a double bedroom located to the rear with a door to a useful cupboard/attic space – ideal for loft storage in addition to the main loft. Restricted headroom.

Bedroom 4 is a single bedroom located to the rear.

The family bathroom has a four piece suite in white comprising a WC and wash basin built into a vanity unit, a double ended bath, and a walk-in double sized shower with glass screen. Tiled floor and walls and a skylight window to the side.

Outside

The front is laid with block paving providing off-road parking for 4 cars, side-by-side, and side gated access leads to the rear garden.

An attractively landscaped rear garden has a paved patio area with steps leading up to an artificial lawn, stocked beds and borders. Side gated access. Enclosed by fencing.

Garage

Integral single garage with up and over door, power and light

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: F

Location - Old Stratford

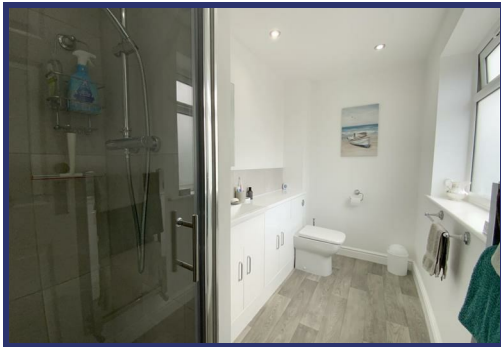
Old Stratford is a village located to the very north eastern corner of Milton Keynes on the Buckinghamshire/ Northamptonshire border. It has a local pub, grocery shop, restaurant, takeaway, and junior school. It is within a comfortable walk (approximately 1/2 mile) of Stony Stratford or a slightly longer but picturesque riverside walk. Stony Stratford is an attractive and historic coaching town referred to as the Jewel of Milton Keynes. Bordered to most sides by attractive countryside and parkland, and nature reserves the town offers lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

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

Disclaimer

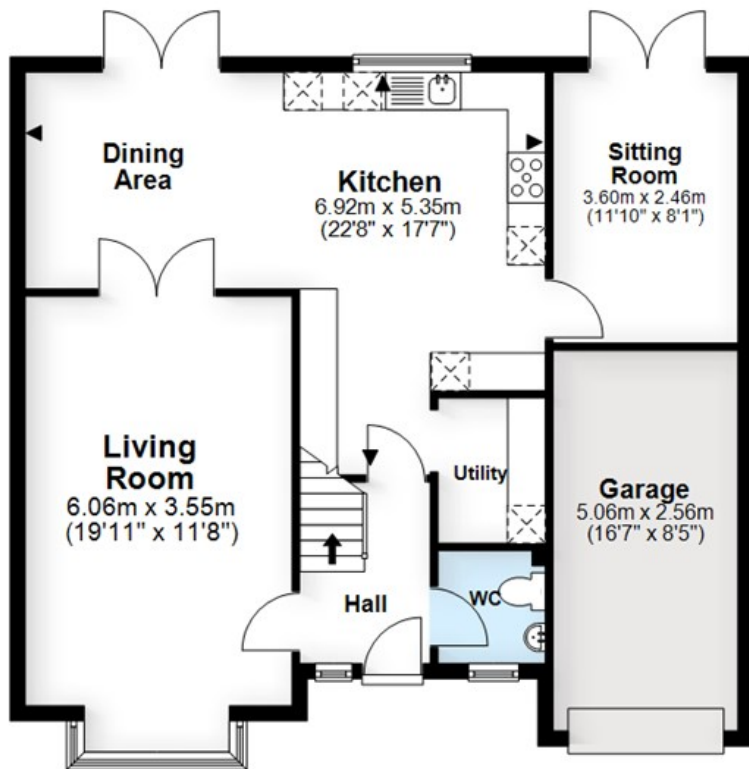
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.



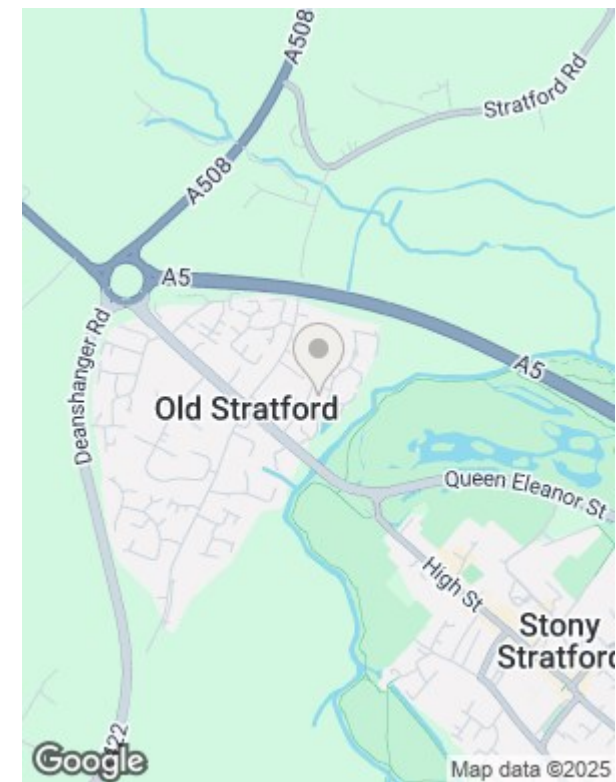
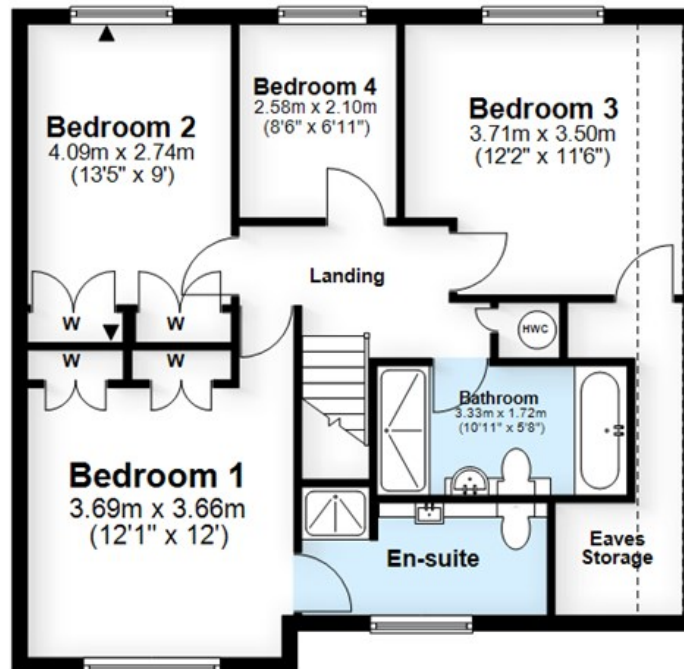




Ground Floor



First Floor



Viewing Arrangements

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

01908 561010

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
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.