



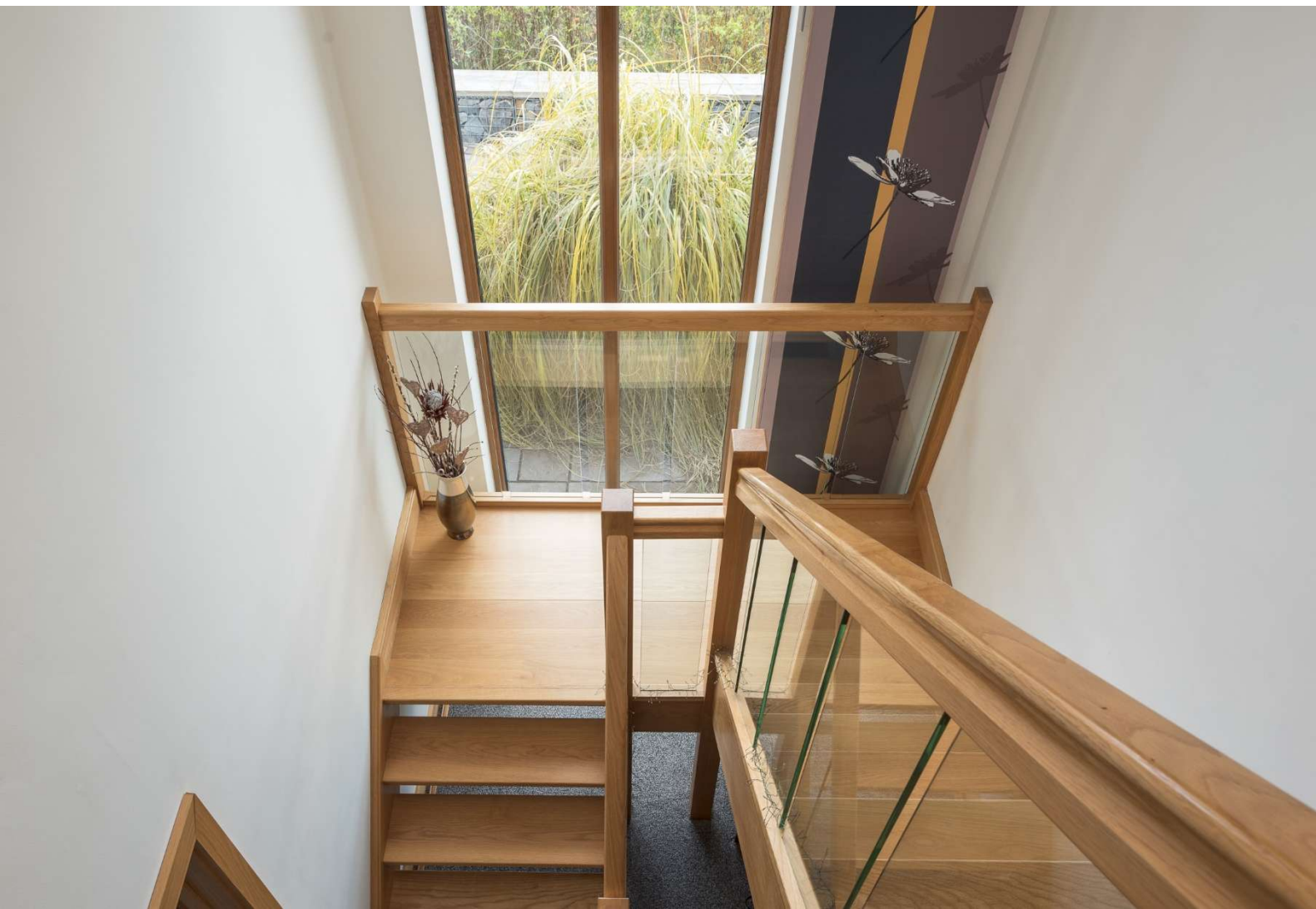
BEASLEY & PARTNERS

Wedgwood Avenue, Blakelands, MK14 5JZ

Price: £1,500,000 Freehold



Unique Living With Lakeside Views





Welcome to this breathtaking five/six bedroom detached residence, situated in a prime location with picturesque views of Tongwell Lake from the rear. Offering multi generation living with the benefit of a very nicely presented annex with independent access. This split level house boasts approximately 4000 sq ft of living space, and has been vastly improved to offer a luxurious and comfortable lifestyle. The property features high-quality fixtures and fittings throughout and some fantastic modern features to include a living space with slide and stack doors bringing a touch of the outside feel to an internal space! Also a great size balcony area with glass balustrade to relax and enjoy lakeside views. This property truly offers a touch of elegance to every corner. With no onward chain, this is a rare opportunity to own a truly exceptional home in a coveted setting. Don't miss out on the chance to make this stunning property your own!

Blakelands is a residential area situated in the northern part of Milton Keynes, and forms part of the larger district of Great Linford bordered by other residential areas such as Giffard Park, Great Linford, and the old town of Newport Pagnell. The area has the picturesque Tongwell Lake on your doorstep as well as only being a short walk to the beautiful Great Linford Park. It provides good road links to the M1 and A421 Bedford Bypass as well as central Milton Keynes with its large shopping centre and wide variety of leisure facilities. Local schools are nearby as well as shops, pubs and restaurants.



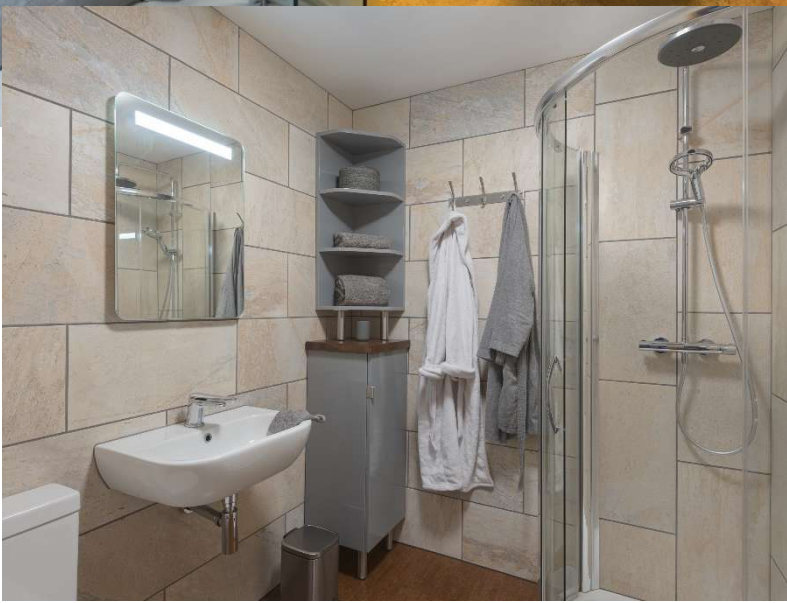
- Split Level Accommodation
- Fantastic Family/Dining Area with Curved Stack & Slide Doors
- Annex With Independent Access
- Fitted Kitchen/Breakfast Room with Matching Utility Room
- Large Double Garage
- Landscaped Gardens
- Roof Top Balcony with Glass Balustrade
- Large Lounge
- Fantastic Lake Views from All Main Rooms
- Large Landing with Doors to The Balcony
- Two En-Suite Shower Rooms
- Jack & Jill Three Piece Bathroom
- Two Cloakrooms
- Impressive Features Throughout
- Driveway Providing Parking for Several Vehicles
- Just Over 4,000 sq/ft Of Accommodation
- Viewing Highly Recommended to Fully Appreciate Lay Out & Setting
- Near To Local Amenities



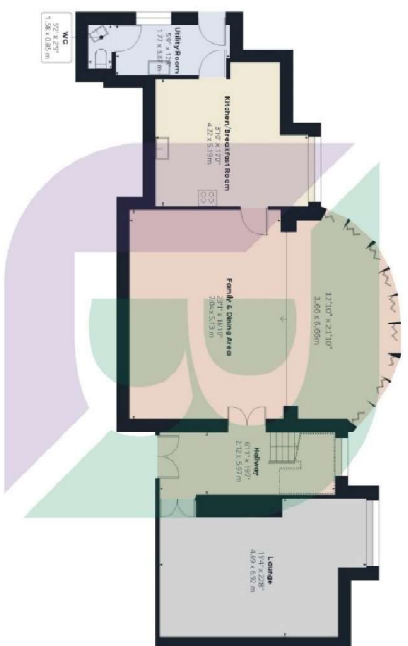












Ground Floor

Approximate total area⁽¹⁾

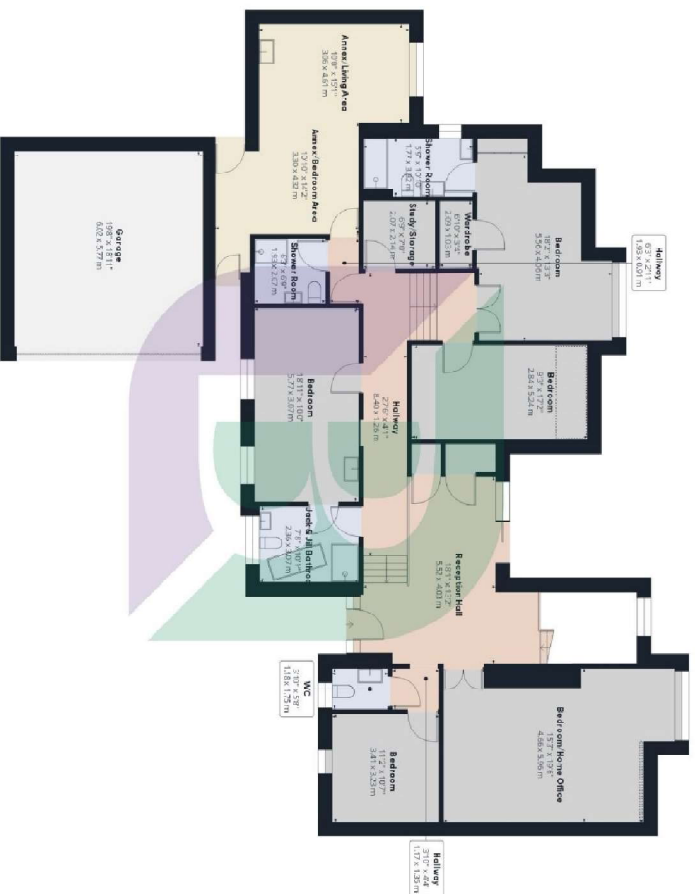
4115.48 ft²

382 m²

Reduced headroom

74.13 ft²

6.89 m²




Floor 1

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



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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.

