

*Russell & Butler*

independent estate agents

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**Park House, Manor Park, Maids Moreton, MK18 1RB**  
**Asking Price £725,000.00 Freehold**

A fabulous four bedroom detached family home situated in a sought after village. The property benefits from gas to radiator central heating, UPVC double glazing, and the beautiful fully equiped open plan kitchen/dining/family room includes Corian work surfaces, and all appliances including a coffee machine, two ovens, a plate warmer and dishwasher. There is a good size sitting room with log burner, a study, large utility room and four double bedrooms. Bedroom one has an en-suite and bedroom two has a large store which lends itself to convert into another en-suite if required. Bedroom three has an en-suite cloakroom. The gardens have been lovingly cared for and are stocked with an array of plants and shrubs whilst affording a lovely sunny aspect. The accommodation comprises: Large entrance hall, cloakroom, sitting room, open plan, kitchen/dining/family room, study, large utility room, master bedroom with en-suite, bedroom two with walk in storage (en-suite potential), bedroom three with en-suite cloakroom, bedroom four, family bathroom, gardens, garage and parking. Energy rating C.



### Entrance

Composite entrance door to:

### Entrance Lobby

Radiator, Upvc double glazed window to side aspect, open to:

### Entrance Hall

Radiator, stairs rising to first floor, Upvc double glazed window to half landing.

### Inner Hall

Airing cupboard housing "Mega Flo" hot water tank with immersion heater, central heating thermostat, Upvc double glazed stable door to side.

### Cloakroom

White suite of wash hand basin with drawer under, low flush W.C., inset downlighters, Upvc double glazed window to side aspect, ceramic tiled floor, ladder towel radiator.

### Sitting Room 19' 2" X 11' 10" (5.85m X 3.62m)

Limestone fireplace with multi-fuel burner, Upvc double glazed window to front aspect, open through to kitchen.

### Study 11' 10" X 9' 6" (3.61m X 2.91m)

Double radiator, Upvc double glazed window to front aspect, inset downlighters.

### Open Plan Kitchen/Breakfast/Dining 27' 7" X 18' 11" (8.41m X 5.79m)

8.41m Max, 3.79 Min x 5.79m Max, 3.63 Min  
L-Shaped. Beautiful fitted kitchen comprising inset single drainer resin sink unit with mono bloc mixer tap, drawers under, further range of base and eyelevel units, straight edge work surfaces, two AEG single ovens, AEG integrated coffee machine, AEG integrated plate warmer, AEG four ring induction hob with built in extractor unit, "Hot point" double drawer fridge, built in microwave, "Neff Integrated dishwasher, "Miele" wine fridge, tiled floor, inset downlighters, Upvc double glazed window to rear aspect, Upvc double glazed Bi fold doors to rear garden.

### Utility

Plumbing for automatic washing machine, extractor fan.

### First Floor Landing

Access to loft space with ladder and light.

### Bedroom One 14' 6" X 11' 10" (4.43m X 3.61m)

Radiator, Upvc double glazed window to rear aspect.

### En-Suite

Large white sink by "Duravit", two mono bloc mixer taps, drawer under, fully tiled shower cubicle, low flush W.C., ceramic tiled floor with under floor heating, ladder towel rail, Upvc double glazed window to side aspect, inset downlighters.

### Bedroom Two 15' 2" X 10' 4" (4.63m X 3.15m)

Radiator, Upvc double glazed window to rear aspect.

### Bedroom Three 15' 2" X 11' 10" (4.63m X 3.63m)

Radiator, two Upvc double glazed windows to front and side aspects, door to potential En-suite (2.77m X 1.76). Potential to convert to an En-suite.

### Bedroom Four 15' 1" X 10' 7" (4.62m X 3.24m)

Radiator, Upvc double glazed window to front aspect.

### En-Suite WC

White suite of pedestal wash hand basin, low flush W.C., ceramic tiled floor, extractor fan, ladder towel rail, inset downlighters.

### Family Bathroom

White suite of panel bath with shower attachment, fully tiled shower cubicle, low flush W.C., ceramic tiled floor, tiling to all walls, Upvc double glazed window to side aspect, ladder towel rail, inset downlighters, extractor fan, light and shaver point.

### Front Aspect

Approached via a shared shingle driveway leading to single parking area accessed via 5 bar gate. Laid to lawn with flower and shrub beds and boarders, sheltered paved patio, curricular paved patio.

### Rear Garden

South facing, laid to lawn with well stocked flower and shrub boarders, gated access, block paved patio, fully enclosed by brick wall and timber fencing, block paving leads to rear of garage where there is an outside tap.

### Garage

19' 8" x 7' 7" (6.00m x 2.30m)

Attached garage with up and over door and power light connected, cold tap, "Worcester" gas fired boiler supplying both central heating and domestic hot water.

### Please Note

All main services connected.

EPC Rating: TBC

Council Tax Band: G.

### Mortgage Advice

If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact Clare on 01280 815999 or 07772 159555. Alternatively, you can email [clare.jarvis@mab.org.uk](mailto:clare.jarvis@mab.org.uk).

### N.B.

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.







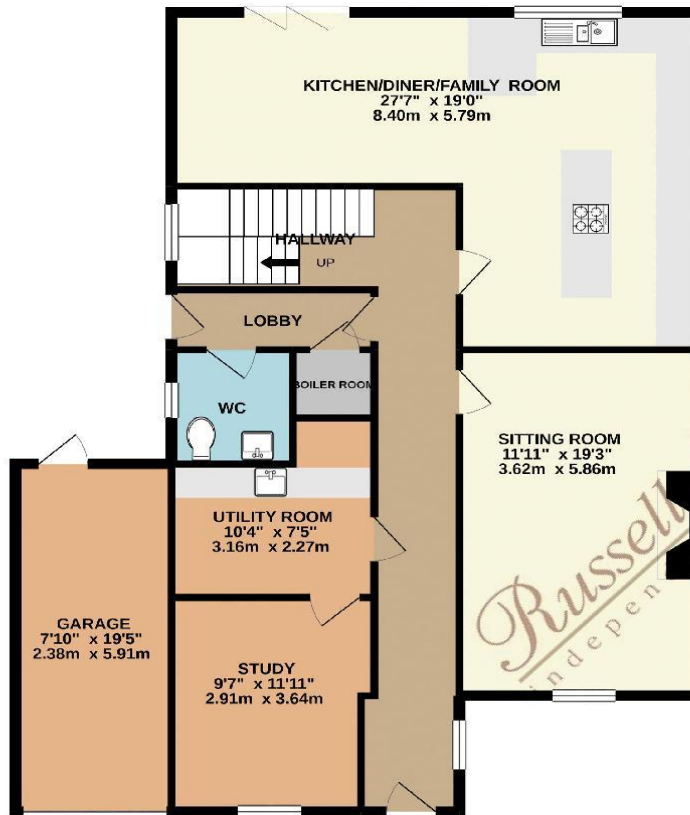




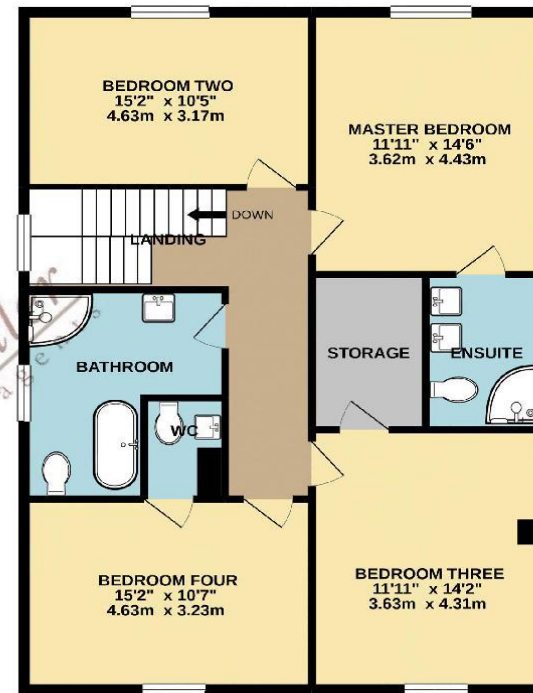




GROUND FLOOR  
1236 sq.ft. (114.9 sq.m.) approx.



1ST FLOOR  
986 sq.ft. (91.6 sq.m.) approx.



TOTAL FLOOR AREA : 2222 sq.ft. (206.4 sq.m.) approx.

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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All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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