



Newport Road, Hanslope, MK19 7ND

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Elm Tree House
51 Newport Road
Hanslope
Buckinghamshire
MK19 7ND

£625,000

Elm Tree House is a unique semi detached property, converted from some former farm buildings in the 1980s- now making for this charming and spacious home with versatile accommodation in a secluded village location.

The house has accommodation set over two floors comprising an entrance hall with a fabulous feature staircase, 3 separate reception rooms to include the dining room, sitting room/study and a large living room. In addition there is a large open plan kitchen/ family/ dining room, utility room and cloakroom. On the first floor, a spacious landing, 4 double bedrooms-each with an extensive range of fitted bedroom furniture, and the master bedroom with ensuite bathroom. Family shower room. An excellent property for storage, with an abundance of cupboards and wardrobes, and the tasteful use of classic mouldings, covings and ceiling roses to most of the property.

The property is located on a secluded private driveway shared with just two other homes and benefits from an attractive landscaped rear garden and three parking spaces. The village centre with shops, pubs, school, church and recreation ground are all a pleasant walk away.

- Semi Detached Characterful Home
- Extensive & Versatile Accommodation
- 4 Reception Areas
- Large Open Plan Kitchen/ Dining / Family Room
- 2 Bath/ Shower Rooms + Cloakroom
- Fabulous Feature Staircase
- Private Landscaped South/ West Facing Garden
- 3 Parking Spaces
- Secluded Village Location
- CHAIN FREE SALE





Ground Floor

The front door opens to a spacious central entrance hall which has an impressive solid wood staircase with feature panelling, and storage solutions with cupboards and drawers built in under the stairs.

Three reception rooms are flexible in their use, starting with a dining room to the front, which has ornate coving and a ceiling rose, display niches', and French doors opening to the living room.

A large living room has a feature fireplace with marble surround, ornate coving and ceiling roses, and a window and sliding patio doors opening to the rear garden.

The sitting room is located to the front and has decorative mouldings and ceiling rose and a window to the front.

The heart of this home is the large open plan kitchen/ dining/ family room. The kitchen has an extensive range of wood fronted units to floor and wall levels with worktops, 1 1/2 bowl sink unit and integrated appliances to include a 5-ring gas hob, extractor hood and double oven. Plenty of space to locate a central dining table. An adjoining dining area/ family room has a vaulted ceiling with pine cladding, skylight window, and patio doors opening to the rear garden.

The lobby has doors to the cloakroom, with a WC and wash basin, and utility room.

A utility room has floor and wall units, worktop, sink, space for appliances and a gas central heating boiler. Window and door to the rear.

First Floor Landing

A spacious landing has ornate coving and mouldings, solid panel doors to all rooms, and a window to the front.

Bedroom 1 is a double bedroom with a bow window to the rear, and an extensive range of fitted bedroom furniture to include wardrobes, cupboards, and bedside cabinets. An en-suite shower room has a modern white suite comprising WC and wash basin set into a vanity unit, further wall cupboards and a spa type bath. Tiled walls and a window to the rear.

Bedroom 2 is a double bedroom located to the rear with an extensive range of fitted wardrobes, cupboards, drawers and dressing table, an airing cupboard, and access to the loft.

Bedroom 3 is a double bedroom located to the front with an extensive range of built-in wardrobes cupboards drawers, desk and a window to the front.

Bedroom 4 is a double bedroom located to the front with an extensive range of built-in cupboards wardrobes and a desk.

The family shower room has a white suite comprising WC, wash basin built into a vanity unit and a double sized walk in shower cubicle. Tiled walls and the window to the rear.

Gardens

The property is located on a private driveway, serving three

homes, laid with gravel and block paving. Gated access to the side of the property leads to the rear garden.

A good sized south west facing rear garden extends to around 100 feet in length and has been landscaped with minimal maintenance in mind. It comprises block paved and concrete slab patios and pathways, and wide established beds and borders with a colourful array of plants. Small area of lawn. The gardens offer a higher degree of privacy being enclosed by established shrubbery to include tall laurel bushes and trees.

Parking

There are three block paved parking spaces at the end of the private driveway, located on the right hand side, and denoted by the grey curb stone.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: F

Location - Hanslope

Hanslope is a village and civil parish in the Borough of Milton Keynes and ceremonial county of Buckinghamshire. The village is about 4 miles (6.4 km) west northwest of Newport Pagnell, about 4 miles (6.4 km) north of Stony Stratford and 8 miles (13 km) north of Central Milton Keynes all of which offer extensive shopping and leisure facilities. The village boasts a primary school, shops, pubs and doctors surgery. Wolverton and Central Milton Keynes mainline railway stations are a short distance from the village.

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 undergo 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.



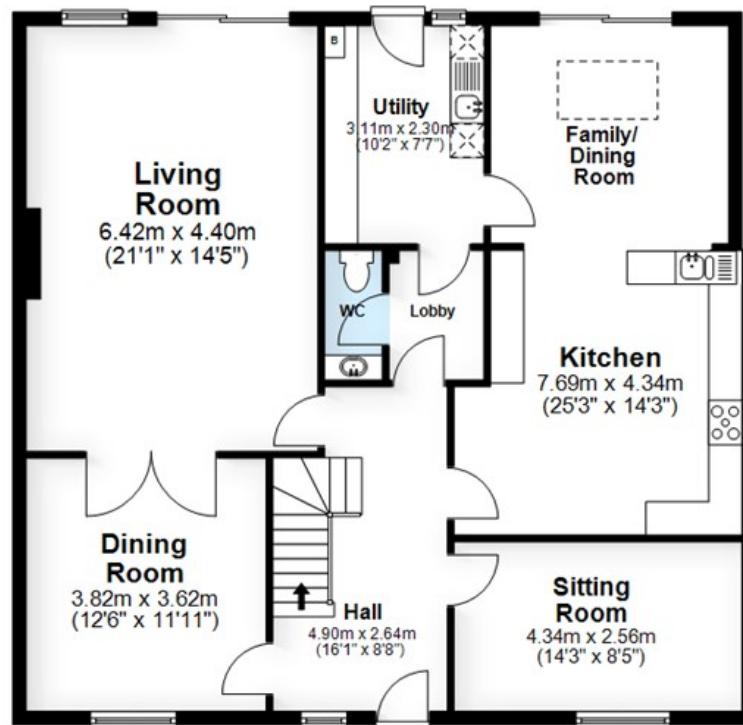


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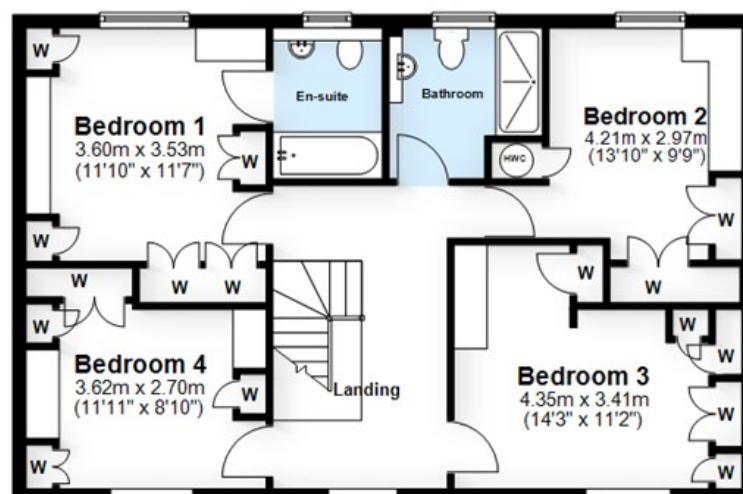
Ground Floor

Approx. 117.2 sq. metres (1261.6 sq. feet)



First Floor

Approx. 81.1 sq. metres (872.8 sq. feet)



Total area: approx. 198.3 sq. metres (2134.4 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 or efficiency can be given.

Plan produced using PlanUp.



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Viewing Arrangements

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)	A	
Highly efficient	(81-91)	B	82
Efficient	(69-80)	C	
Standard	(55-68)	D	
Below average	(39-54)	E	
Unusually poor	(21-38)	F	
Poor	(1-20)	G	63
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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