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ESTATE AGENTS



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The Brew House Hartwell Road, Hanslope, Milton Keynes, MK19 7BZ

# The Brew House Hartwell Road, Hanslope, Milton Keynes, MK19 7BZ

This substantial four double bed roomed family home with three bath/shower rooms has been converted and extended by Clayson Country Homes Limited from a former public house and offers very spacious accommodation of approximately 2,150 square feet together with a detached double garage. The interior provides every modern convenience having been fully refurbished and partly new built with two large reception rooms and an 18 foot long open plan kitchen/breakfast area. Externally there is a private lawned garden and driveway parking in front of the double garage.

## Price £650,000 Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### RECEPTION HALL

15'9 x 7'6

Approached through a composite door the hall floor is engineered oak with the stairs rising to the first floor with oak handrail and under stairs storage cupboard. Ledged doors lead to:-

##### CLOAKROOM

6'4 x 3'2

With ceramic tiled floor and white suite of WC and vanity wash basin.

##### LOUNGE

17'5 x 16'3

A very spacious room with three casement sliding sash window to the front elevation and engineered oak flooring, an archway leads to the garden room and double doors lead to the family/dining room.



##### GARDEN ROOM

9'6 x 8'3

Also with engineered oak flooring and bi-folding doors opening to the rear terrace and garden.



##### FAMILY/DINING ROOM

18'8 x 16'2

Standing open plan to the kitchen/breakfast room and approached by double leaf oak framed glazed doors from the lounge. This room has the versatility to be used in whichever way the owner requires.



##### KITCHEN/BREAKFAST ROOM

18'0 x 13'6

A spacious room with floor and wall cabinets with quartz work surfaces and a one and a half bowl sink unit and with Neff appliances including double oven, integrated fridge/freezer, automatic dishwasher, four place electric power boost hob beneath a concealed cooker hood. There is an island breakfast bar with further pan drawers, ceramic tiled flooring, worktop lighting and bi-folding doors opening to the rear terrace and garden.

##### UTILITY ROOM

7'2 x 4'8

With ceramic tiled flooring and further storage cabinets, there is a stainless steel underslung sink unit, plumbing for automatic washing machine and point for tumble dryer.

#### FIRST FLOOR

##### LANDING

10'6 x 8'3 minimum

The two part landing houses the airing cupboard with mains pressure hot water cylinder and there are doors to:-

##### MASTER BEDROOM SUITE



##### BEDROOM ONE

15'4 x 15'1

With an extensive range of built in wardrobes to one wall with ample shelving and hanging space, this room has twin sliding sash windows to the side and rear elevations and a door leading to:-



##### SHOWER ROOM ENSUITE

7'5 x 6'6

With ceramic tiled flooring and splash areas, there is a white shower suite, vanity wash basin, WC, wall mounted mirror and vertical heated towel rail. Window to the rear garden.



##### GUEST SUITE

17'0 x 14'2

A spacious double room with built in wardrobes, low level sliding sash window to the front elevation and a window to the rear. A ledged door leads to:-



##### SHOWER ROOM ENSUITE

6'11 x 4'7

A glazed shower suite with vanity wash basin and WC, wall mounted mirror and vertical heated towel rail.



##### BEDROOM THREE

16'11 x 12'0

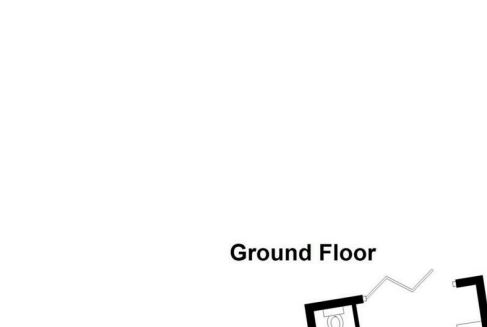
Fitted with a range of built in wardrobes to one wall with windows to the front and side elevations.



##### BEDROOM FOUR

10'3 x 8'7

With low level sliding sash window to the front elevation and roof void access hatch.



##### FAMILY BATHROOM

9'9 x 6'6

Comprising a white suite of twin ended bath with wall mounted side mixer tap, vanity wash basin, WC and glazed shower suite. There is a vertical heated towel rail, wall mounted mirror and window to the side elevation.



##### OUTSIDE

The rear garden is approached by an extensive Indian limestone terrace where there is external water tap and lighting and this leads onto the lawn which is bounded by close boarded fencing and a brick wall and there is a side pedestrian gate standing within brick pillars. A pathway leads to the detached double garage at the far end of the garden which has light, power and water taps as well as an EV charging point.

##### SPECIFICATION

The interior of the property has been fitted to a high standard with engineered oak flooring, high quality tiling, ledged oak internal doors and a bespoke kitchen with Neff appliances. All windows have been replaced with PVCU sliding sash units and lighting is mainly LED ceiling mounted spotlights. Flooring is fully completed with new carpeting to stairs, landing and first floor bedrooms.

##### WARRANTY

The property is covered by a 10 year Architect Certificate and has Building Control Assent.

##### COUNCIL TAX

Milton Keynes City Council - Band to be confirmed.

##### SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through part under floor and part radiators from an Ideal Logic gas fired boiler with mains pressure unvented cylinder providing domestic hot water.

##### LOCAL AMENITIES

Hanslope is approximately five miles north of Milton Keynes and Newport Pagnell is situated approximately six miles distant and access to the West Coast main line railway is at Wolverton or Milton Keynes Central approximately 15 minutes drive away.

##### HOW TO GET THERE

From Stoney Stratford proceed in a northerly direction along the A508 and turn right along Yardley Road signposted towards Cosgrove Village. Turn first left and continue into open countryside towards Castlethorpe and then bear left at Castlethorpe signed posted towards Hanslope. On entering the village continue to the T junction and turn left onto Long Street Road signposted towards Hartwell. Continue into open countryside along Long Street and then on passing the turning to Forest Road on the right hand side continue along for 200 yards where the property stands on the right hand side.

From Northampton approach Hanslope via Quinton and Salecy Forest and continue straight through the forest along Forest Road signposted towards Hanslope. At the T junction with Long Street turn right where the property stands on the right hand side.

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