

Vicarage Road, Milton Keynes, MK13 9AQ

FINE & COUNTRY
fineandcountry.com™

Swan Cottage
56 Vicarage Road
Bradwell Village
Milton Keynes
MK13 9AQ

Guide Price £350,000

A charming and characterful period home, ideally positioned in the popular location of Bradwell Village, offering a superb blend of traditional features, versatile accommodation and modern convenience.



The property provides two generous double bedrooms and two welcoming reception rooms, both enhanced by attractive feature fireplaces, together with a delightful garden room. The useful loft room provides excellent additional storage, while the converted garage offers a highly versatile space, ideally suited to a studio, therapy or consultation room, with the added benefit of a cloakroom. A separate utility room further enhances the practicality of the accommodation.

- SEMI DETACHED PERIOD COTTAGE
- TWO DOUBLE BEDROOMS & LOFT ROOM
- SITTING ROOM & DINING ROOM
- GARDEN ROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- SEPARATE UTILITY ROOM
- GARDENS
- GAS TO RADIATOR CENTRAL HEATING
- CONVERTED GARAGE & DRIVEWAY PARKING
- NO ONWARD CHAIN

















Accomodation

Ground Floor

The property is entered via a part-glazed front door into an entrance porch which features an attractive fitted storage bench. A door leads into the dining room which has a double-glazed window to the front aspect. There is also a door providing access to the staircase leading to the first-floor landing.

The dining room features an attractive fireplace with mantel and a fitted gas fire. Access is provided to the kitchen, with an open-plan connection into the sitting room.

The sitting room features an attractive fireplace housing a wood-burning stove, with fitted cupboards either side of the chimney breast. Double-glazed French doors open onto the rear garden, while double doors lead into the garden room. The garden room has a radiator and double-glazed windows overlooking two aspects.

Kitchen

The attractive modern kitchen is fitted with a range of base and eye-level units and benefits from a stable door providing access to the side aspect.

Integrated appliances include a double electric oven, induction hob with extractor hood over, integrated fridge and dishwasher.

First Floor

The staircase rises from the dining room to the first-floor landing, with a double-glazed window to the side aspect on the half landing.

The landing provides access to both bedrooms and the family bathroom. There is also a fitted storage cupboard and linen cupboard, together with a fitted radiator. Loft access is provided via a pull-down wooden ladder, leading to the loft room above.

Principal Bedroom

The principal bedroom is dual aspect, with double-glazed windows overlooking both the front and side aspects. The room features a fitted fireplace and built-in storage cupboard.

Bedroom Two

The second bedroom is a good-sized double room with a fitted bookcase and storage cupboards, together with a double-glazed window overlooking the front aspect. There is also a fitted cupboard above the staircase bulkhead.

Bathroom

The bathroom comprises a three-piece white suite comprising; bath with shower over, pedestal wash hand basin and low-level WC. There are two obscure double-glazed windows to the side aspect and a heated towel rail.

Loft Room

The loft room is accessed via a wooden pull-down ladder. This versatile space is fully carpeted and could be used for a variety of purposes in addition to providing useful storage.

There are Velux-style roof windows providing natural light, a radiator, and useful eaves storage. The gas central heating boiler is also located on this level.

Additional Accommodation

The former garage has been converted to provide a studio/therapy room. This comprises a therapy area, small consultation room and cloakroom fitted with a wash hand basin and WC.

There is also a separate utility room accessed separately, fitted with a Belfast sink and plumbing for a washing machine and further appliances.

Outside

To the front of the property, a block-paved driveway provides off-road parking and leads to the side of the property, between the converted garage and the cottage.

The mature gardens wrap around two sides of the property and feature well-stocked flower and shrub borders. There is also an area laid to lawn, together with further paved seating areas, creating an attractive and established cottage-style garden.

Cost/ Charges/ Property Information

Tenure: Freehold.
Local Authority: Milton Keynes City Council.
Council Tax Band: Band B.

Location - Bradwell Village

Bradwell is an ancient village, and now also the name of a New City grid-square including the old village. Bradwell has a Non-League football team Old Bradwell United F.C. who play at Abbey Road, where there is a large sports field with a cricket pitch and several football pitches. The Old Bradwell Tennis Club is also affiliated to the Bradwell Sports and Social Club which has the use of these facilities. There is also a separate Bradwell Bowls Club. Adjoining the sports field is the Bradwell Conservation Area, which is centered on St Lawrence's Field and is administered by the parish council as a nature conservation area. Bradwell Village is close to Central Milton Keynes with it's extensive shopping and leisure facilities and the mainline railway station is a short distance away. It is also well placed for commuters as Juntion 14 of the M1 is approximately 3 1/2 miles away.

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.

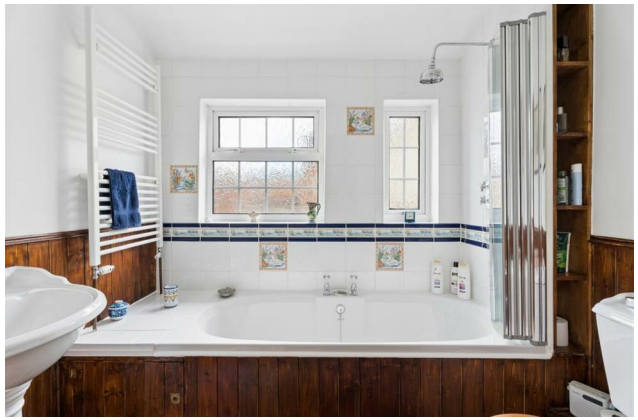
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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.













FINE & COUNTRY

fineandcountry.com™

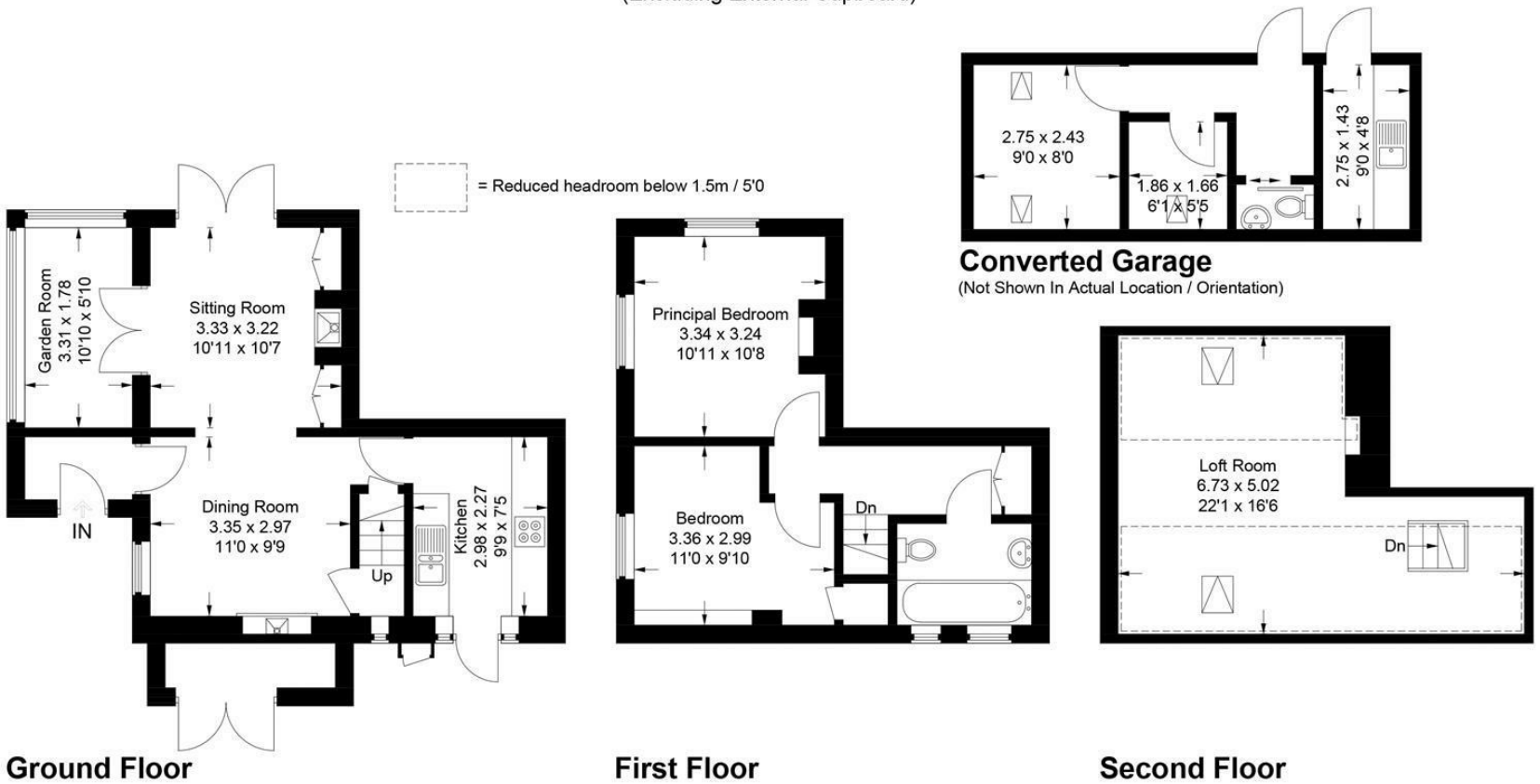








Approximate Gross Internal Area
Ground Floor = 41.1 sq m / 442 sq ft
First Floor = 31.1 sq m / 335 sq ft
Second Floor = 26.6 sq m / 286 sq ft
Outbuildings = 22.5 sq m / 242 sq ft
Total = 121.3 sq m / 1,305 sq ft
(Excluding External Cupboard)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Fine & Country



Viewing Arrangements

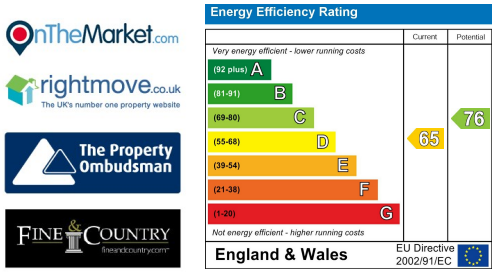
By appointment only via Fine & Country.
We are open 7 days a week for your convenience

01908 713253

miltonkeynes@fineandcountry.com

www.fineandcountry.com

59 High Street, Stony Stratford
Milton Keynes MK11 1AY



FINE & COUNTRY
fineandcountry.com™