



High Street, Whaddon, MK17 0NA

The Lodge
24 High Street
Whaddon
Buckinghamshire
MK17 0NA

Offers In Excess Of £850,000

Set on the outskirts of this sought after village, this stunning, bespoke detached property enjoys a well appointed position with open countryside views and offers versatile living accommodation over two levels.

Formerly the Lodge to Whaddon Hall, the property has been sympathetically extended and upgraded over recent years and now offers over 2,000 SQ FT of living space in the main house. In addition there is a studio room above the double garage which could make an ideal games room/gym, and a garden room/home office. The accommodation in full comprises, an entrance hall, cloakroom, large sitting room, kitchen/dining room, utility room, bedroom three with an en-suite, and a family room/bedroom four. The first floor boasts two double bedrooms both served by en-suites. The private gardens are entered via an electronically controlled gate which opens to the driveway which provides parking for several vehicles. There is a detached double garage which has a studio room above.





Ground Floor

The property is entered via a solid front door into the entrance hall with a part obscured double glazed window to the side aspect. A full height picture window gives far reaching views over open countryside. Engineered oak flooring. Double cupboard housing the central heating boiler, water tank and immersion heater. Pull-down loft ladder gives access to the loft space. The engineered oak flooring extends into the inner hallway which has a staircase rising to the first floor landing with an understairs storage cupboard. Doors lead off to the ground floor living accommodation. The cloakroom has a suite comprising low level w.c. and a wash hand basin set in a vanity unit.

The light and airy sitting room is dual aspect with glazed French doors opening onto the rear garden, and further French doors open to the front of the property into a private courtyard seating area. A stone-built fireplace with mantle, hearth, and an inset coal effect fire.

The kitchen/dining room is fitted in an extensive range of white fronted units with granite worksurfaces over and an inset sink/drain with a mixer tap and a separate Quooker tap. Integrated appliances include an AEG double, eye level electric oven, electric induction hob with additional LPG ring, and extractor hood over. Integrated dishwasher. Wine fridge. Space for an American style fridge/freezer. Engineered oak flooring with electric under-floor heating. Two windows to the rear aspect. Door to the utility room with units to wall and base levels. Plumbing for washing machine. Space for a further under-counter appliance. Tiled flooring. Window to the side aspect. Stable door to the rear garden.

Bedroom three is located on the ground floor and has double glazed windows with fitted shutters to two aspects. A door leads to the en-suite comprising a corner mounted shower cubicle, pedestal mounted wash hand basin and a low level w.c. Fully tiled. Heated towel rail. Obscure double glazed window to the front aspect.

The family room could be used as a fourth bedroom. Double glazed window to the front aspect. Double glazed French doors open to the private courtyard garden which also leads from the sitting room.

First Floor Landing

A window on the half landing overlooks the front aspect. The principle bedroom is dual aspect with Dorma windows to front and rear aspects. Built-in double wardrobes. Door to the en-suite comprising low level w.c., bath with a shower over, bidet, and a pedestal mounted wash hand basin. Heated towel rail. Complementary tiling. Obscure double glazed window.

Bedroom two is a dual aspect room with Dorma window to the front and a double glazed window to the side. Built-in double wardrobes. Door to the en-suite comprising low level w.c., wash hand basin, and a corner mounted shower cubicle. Ceiling mounted extractor fan. Fully tiled. Heated towel rail.

Gardens & Garage

An electronic gate opens onto a large block paved driveway offering off-road parking for numerous vehicles. The driveway extends to the detached double garage which has a courtesy door to the side aspect. An internal staircase rises up to additional accommodation above, which could make an ideal gym or studio.

The landscaped gardens are mature and private with a retaining wall to the rear boundary offering a high level of privacy. Steps lead up to an area of lawn with mature trees and planted areas. There is a garden room towards the rear boundary which could be used as a home office. Power and light are connected. Bi-fold doors open onto the garden. Steps lead down from the main garden area into an additional private courtyard seating area which is enclosed to one side by a mature retaining wall making this a pleasant and private seating area. Outside lighting. External power points. Water tap.

Location - Whaddon

Whaddon is a pleasant and popular village, with an excellent first school, church and public house, set rurally to the west of Milton Keynes, with nearby shopping facilities at Westcroft. Further High Street shopping facilities are available in the market towns of Buckingham and Stony Stratford with more extensive leisure and shopping amenities in Milton Keynes. School buses provide for the middle and upper schools Buckingham. The property falls within the catchment area for the Royal Latin Grammar school in Buckingham. Private schools include Stowe, Swanbourne, Akeley Wood and Thornton College for girls to name a few. Fast train services are available from Central Milton Keynes or Bletchley train stations to London Euston.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Buckinghamshire Council (Aylesbury Vale).

Council Tax Band: Band F.

The heating system is gas (LPG) to radiator.

There is also electric underfloor heating on the kitchen/dining room.

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 undertake 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.

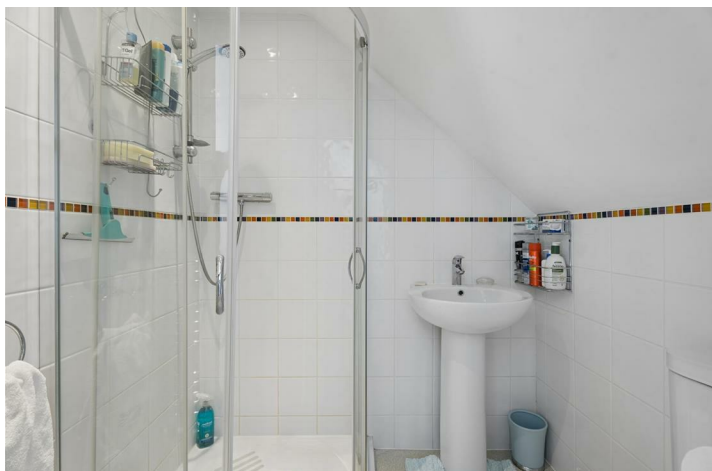
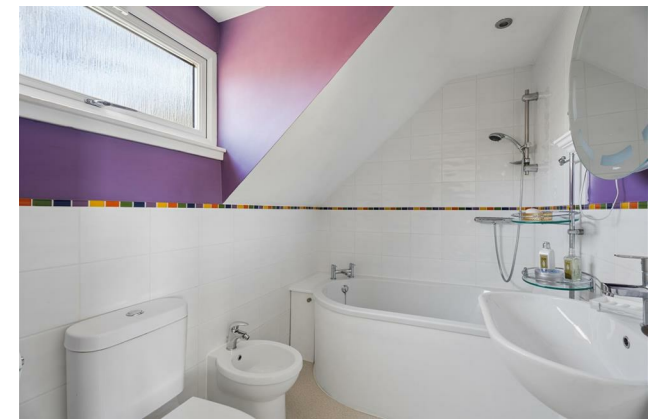
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

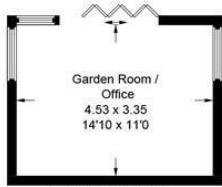
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.



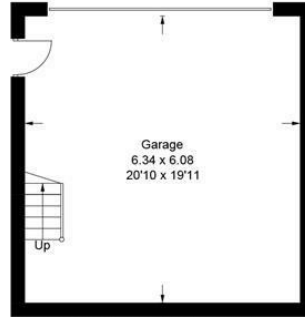




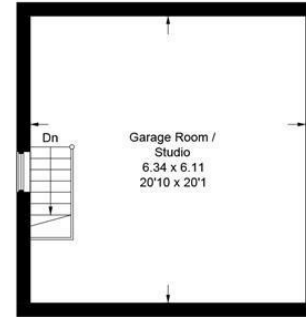
Approximate Gross Internal Area = 191.2 sq m / 2,059 sq ft
 Garage = 77.2 sq m / 832 sq ft
 Outbuilding = 15.1 sq m / 163 sq ft
 Total = 283.7 sq m / 3,054 sq ft



(Not Shown In Actual Location / Orientation)



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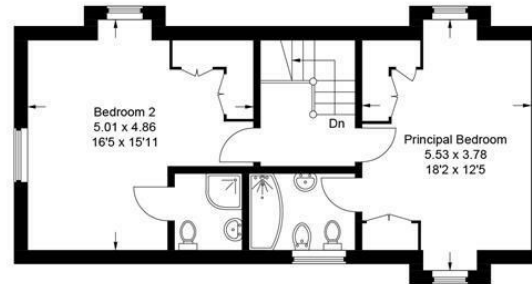


Garage - First Floor

Garage - Ground Floor



Ground Floor



First Floor

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		59
(21-38)	F	42	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

