



Eleanors Garden, Stewkley
LU7 0GJ

**Offers In Excess Of
£850,000**



Eleanors Garden, Stewkley

DESCRIPTION

Beautifully presented Detached FIVE DOUBLE bedroom house situated within the popular village of Stewkley.

Offered for sale CHAIN FREE and having undergone an extensive refurbishment in recent years to provide a wonderful OPEN PLAN Living/Dining/Kitchen with inset LOG BURNER and BI-FOLD doors opening to the large PATIO seating area with garden beyond. The ground floor also offers an OFFICE, utility room and cloakroom.

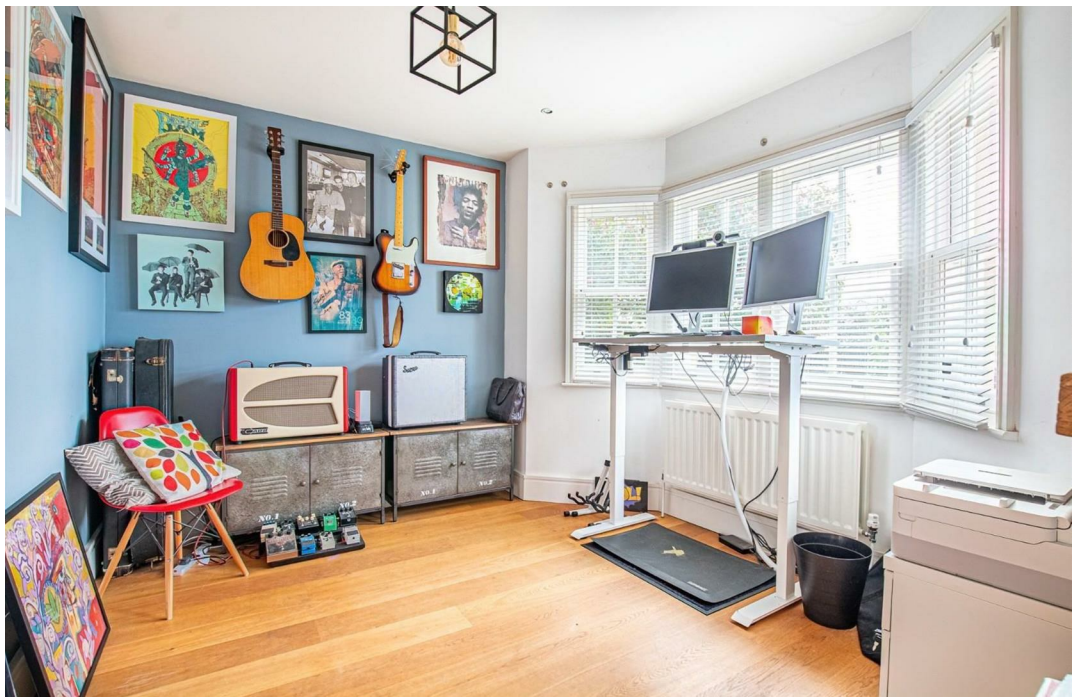
The spacious hallway features a dog leg staircase leading to the first floor bedrooms and continuing up to the two spacious LOFT BEDROOMS with EN-SUITE.

On the first floor there are three large bedrooms with the MASTER offering a DRESSING ROOM and spacious EN-SUITE.

The rear garden offers PRIVACY and is fully enclosed with mature plants and trees and a recently laid PATIO seating area. There is PARKING to the front of the property and a DOUBLE GARAGE.

Stewkley is a beautiful Buckinghamshire village, within reach of the village primary school and Aylesbury Grammar School plus Swanbourne and Stowe private schools, local shops and the Stewkley recreation grounds offering convenience being just four miles away from Leighton Buzzard and its train station as well as Milton Keynes and all of its amenities being a short drive away.

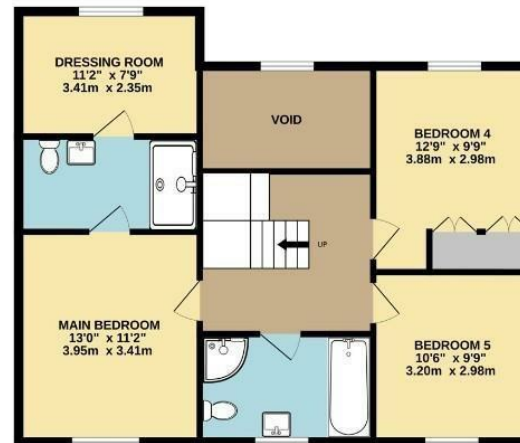




GROUND FLOOR
1336 sq.ft. (124.1 sq.m.) approx.



1ST FLOOR
773 sq.ft. (71.8 sq.m.) approx.



2ND FLOOR
529 sq.ft. (49.1 sq.m.) approx.

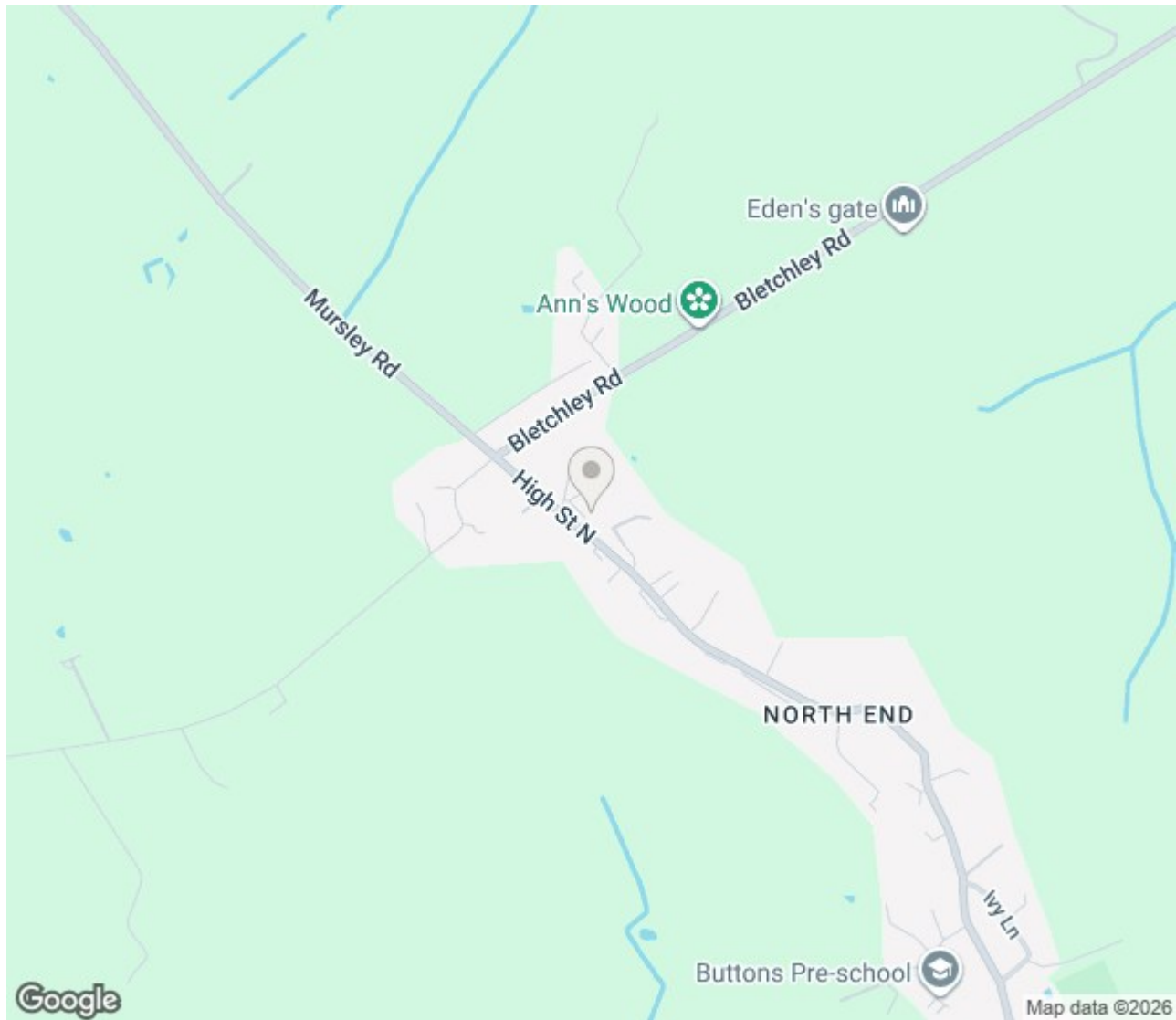


TOTAL FLOOR AREA : 2637 sq.ft. (245.0 sq.m.) approx.

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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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

