



Nash Road, Milton Keynes, MK17 0NG

Hobbs Cottage
3 Nash Road
Whaddon
Milton Keynes
MK17 0NG

£425,000

A charming Grade II listed, two-bedroom semi-detached thatched cottage, believed to date back approximately 500 years, offering a rare combination of authentic period character and modern comforts.

This quintessential country home retains a wealth of original features, including exposed beams, original floors, thick timber doors and traditional fireplaces throughout.

This is a rare opportunity to acquire a characterful historic cottage with an exceptional wealth of original features, thoughtfully complemented by contemporary kitchen and bathroom fittings, a private garden and convenient off-road parking.

- GRADE II LISTED THATCHED COTTAGE
- TWO DOUBLE BEDROOMS
- GROUND FLOOR CLOAKROOM
- SITTING ROOM
- DINING ROOM
- KITCHEN/BREAKFAST
- NO ONWARD CHAIN
- VILLAGE LOCATION





Step Inside

The property comprises an entrance hall with a small fireplace, a front-facing bay window and access to the sitting room. The sitting room features a brick fireplace, built-in storage cupboard and access to a cloakroom with WC. A separate door provides access to the staircase, while another leads through to the dining room, which offers further storage, ample space for a dining table and chairs, and direct access to the garden.

The fully re-fitted kitchen/breakfast room combines modern functionality with a charming rustic aesthetic. Featuring wooden flooring, a range of base units, antique-style tiled splashbacks and quartz work surfaces, the kitchen incorporates a traditional butler sink with mixer tap. Wall-mounted wooden shelving and a bespoke central island provide additional storage, complemented by a wine rack and breakfast bar. Integrated and fitted appliances include a slimline dishwasher, full-size washing machine, fridge and oven.

To the first floor are two well-proportioned double bedrooms and a beautifully re-fitted three-piece bathroom. The bathroom comprises a WC, washbasin and elegant clawfoot bath with shower attachment.

Step Outside

The private rear garden is enclosed by timber fencing and established hedging, providing an excellent degree of privacy. Mainly laid to lawn, it features mature borders, established trees and a patio area ideal for outdoor seating and entertaining. A stepping-stone pathway leads through the garden, which also benefits from two timber sheds and an original water pump, adding further character and charm.

To the front of the property, a private driveway provides parking for two cars.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Buckinghamshire Council and the council tax band is Band C.

The heating is oil fired to radiators.

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.

Note for Purchasers

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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
 Ground Floor = 55.8 sq m / 601 sq ft
 First Floor = 41.1 sq m / 442 sq ft
 Total = 96.9 sq m / 1,043 sq ft
 (Excluding External Store)

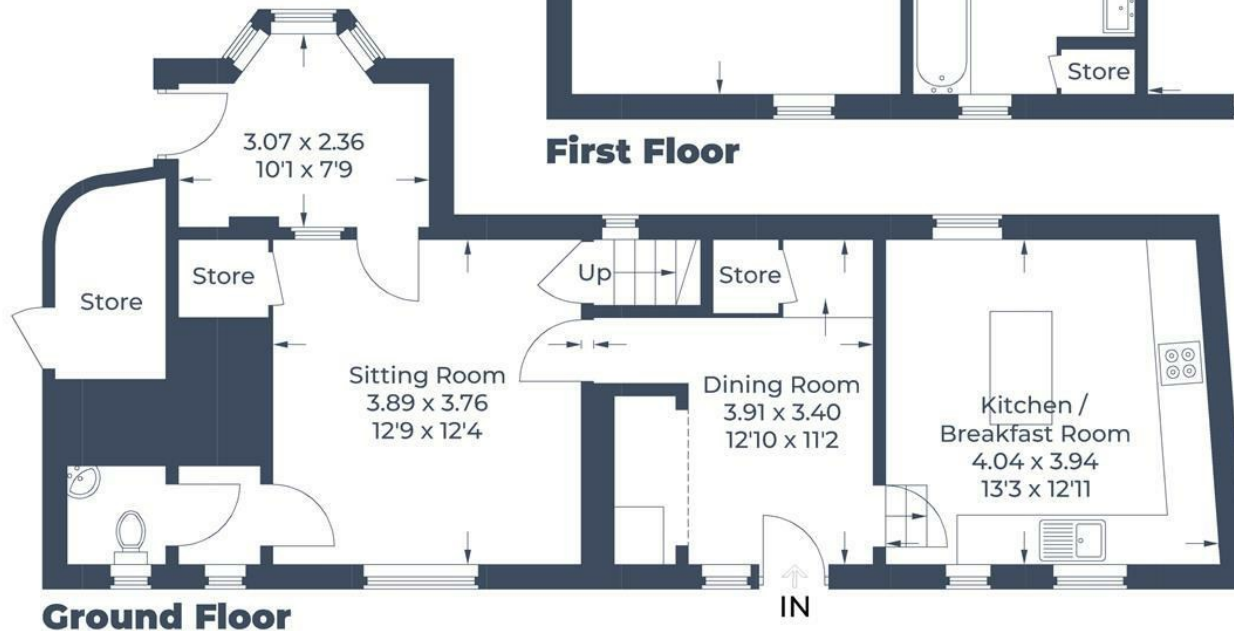


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By appointment only via Fine & Country.
 We are open 7 days a week for your convenience



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