



Church Road

Sherington, MK16 9PB

FINE & COUNTRY

8a Church Road

Sherington MK16 9PB

A splendid detached bungalow located centrally to the village and having stone and rendered elevations. The accommodation is well proportioned throughout and has been well maintained by the present owners who have made several improvements, including renewing the roof and guttering, as well as significantly extending the patio area.

Off road parking is available for several vehicles and there is garaging and a wall mounted EV point.

The accommodation comprises: Entrance hall, Cloakroom, Piano room, Sitting room, Dining room, Kitchen/breakfast room, Utility room, Four bedrooms, two of which have en suite facilities, Study, Family bathroom, Gas fired central heating, Garage and off road parking.

Property walk through

The entrance door opens into a small lobby which precedes a generous area of tiled open space currently used by the family as a piano room. A cloakroom is located nearby. The sitting room has a fireplace housing a wood burning stove set within a wood surround creating a distinctive focal point. A window affords aspects into the garden. The dining room comfortably accommodates several guests and benefits from recessed ceiling lighting. The kitchen has full floor tiling and provides integrated double ovens, a five ring gas hob with an extractor over, dishwasher and fridge/freezer. The kitchen extends into a breakfast area, dominated by a stunning feature window with pointed apex reaching into the vaulted ceiling. Glazed double doors open to the garden. Natural light floods into this room as a result of the magnificent window, Velux rooflights and glazed doors. What a delight this must be at Christmas to be able to accommodate the tallest of tall trees. A utility room offers a stainless steel sink, plumbing for a washing machine and tumble dryer. garden access is available from this area.

The bedroom accommodation features a Master bedroom with en suite bathroom and Guest bedroom with en suite shower room. There are two further bedrooms and a study. A family bathroom completes the internal accommodation.





Outside

The front of the the property is enclosed by a wall and features a brick-paviour driveway providing off-road parking and access to the garage, alongside which is an EV charging point. A pedestrian walkway leads around the property to the garden at the rear. This predominantly lawned and enclosed garden has an extensive area of paved terrace ideal for entertaining or family gatherings. A large store is situated at the bottom of the garden with an adjacent workshop.

Council tax band "E"

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. Some items may be available subject to negotiation with the Vendor.

Notice to 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 need to be provided upon receipt of your offer.









Approximate Gross Internal Area = 177.4 sq m / 1,909 sq ft
 Garage = 14.3 sq m / 154 sq ft
 Total = 191.7 sq m / 2,063 sq ft



Ground 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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(13-28) F			
(1-12) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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