



Vicarage Road, Milton Keynes, MK13 9AQ

4 Vicarage Road
Bradwell Village
Milton Keynes
MK13 9AQ

Guide Price £550,000

We are delighted to bring to the market this charming Georgian, Grade II Listed, semi-detached home situated in the popular location of Bradwell Village.

Believed to date back to the mid 18th Century, the current owners have carried out careful extensions and renovation work including connecting a barn to the main house creating a large modern living area on the ground floor. The property has retained many period features and with added feel of contemporary living.

The ground floor offers three reception rooms, a modern kitchen with Integrated appliances, plus a cloakroom, utility room and a mezzanine above the lounge/dining room.

The first floor comprises of the large, dual aspect principle bedroom and the third bedroom.

The second floor has a further double bedroom with built in wardrobes and a family bathroom.

To the exterior, the property is enclosed by an attractive stone wall. The front garden extends to the side and carries on to the depth of the property creating a generous outside living pace.





Ground Floor

The property is entered via a solid front door into the entrance hall with a staircase rising to the first floor landing. Understairs storage cupboard. Two doors lead into the drawing room. Door to the cloakroom with a suite comprising low level w.c. and wash hand basin.

The drawing room is full of character and charm and is dual aspect with windows to front and rear aspects with fitted shutters. Wooden flooring. Fireplace with hearth and mantle. A door from the entrance hall leads into the utility room and has an inset single drainer sink unit with cupboards under, plumbing for a washing machine and space for a further appliance. There is also more storage in a small down cellar. Window to the side aspect. Stable door to the garden. Part exposed stone wall. Steps leading up to a storage area. Walk into the kitchen which is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in electric double oven and electric hob with extractor hood over. Integrated dishwasher and fridge. Window overlooking the garden. Skylight window in the roof space.

The accommodation continues down to the lounge/dining room which has a brick-built fireplace with a wood burner. Window to the front aspect. Access to a mezzanine floor with a pull-down loft ladder. Two sets of double doors lead to the family room. Part glazed roof, part exposed stone walls. Fitted wood burner. Glazed French doors to the garden.

First Floor Landing

Built-in storage cupboard. Door to the principal bedroom which is dual aspect with windows to front and rear. Built-in wardrobes. A further bedroom is also located on this level with a window to the front aspect. A connecting door leads back into the principal bedroom.

Second Floor

A staircase rises to the landing. On this level there is a double bedroom with exposed beams, window to the front aspect and built-in wardrobes. The bathroom has a suite comprising panel bath with a shower, wash hand basin set into a vanity unit, and a low level w.c.

Gardens

The front of the property is enclosed by a retaining stone wall with gated access into the front garden which is laid to gravel. A mature side garden has a vegetable plot extending to the foot of the property. The remainder is laid to lawn, and there is a brick-built outside toilet. Mature flowers, shrubs and trees. Exterior tap and power point. Paved and gravel seating areas.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes City Council.

Council Tax Band: Band C.

EPC Exempt as Grade II Listed.

Bradwell Village - Location

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 two junior 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 centred 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 its extensive shopping and leisure facilities and the mainline railway station is a short distance away. It is also well placed for commuters as Junction 14 of the M1 is approximately 3.5 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 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

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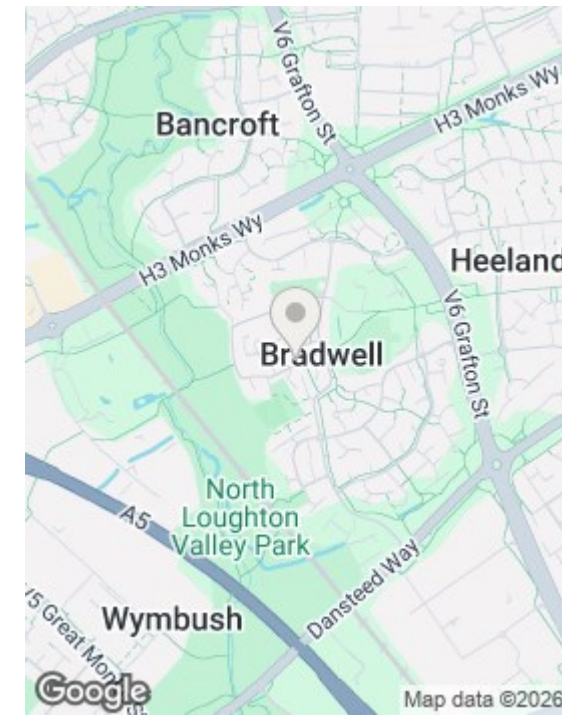
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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 = 174 sq m / 1872 sq ft
 Outbuilding = 1.8 sq m / 20 sq ft
 Total = 175.6 sq m / 1,892 sq ft
 (Excluding Void)



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



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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