



Watery Lane, Beachampton, MK19 6DZ

Watery Lane Cottage
Watery Lane
Beachampton
Buckinghamshire
MK19 6DZ

Guide Price £700,000

A well presented and individually designed three/four bedroom family home situated in the sought after village of Beachampton. Watery Lane Cottage is a spacious, well maintained and modern detached home.

Situated in a village location, the property is surrounded by countryside views and has a high degree of privacy. The property has entrance hall, down stairs cloakroom, sitting room, kitchen/breakfast room, utility room, the master bedroom with en suite is located on the ground floor. There is also a study on the ground floor that could be used as an additional 4th bedroom. To the first floor, there are two double bedrooms and a family bathroom. The property has a large and private rear garden with beautiful views over the surrounding countryside and a large block paved driveway leading to an attached garage to the front providing ample off road parking.

- INDIVIDUAL DETACHED HOME
- THREE/FOUR BEDROOMS
- SITTING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY & CLOAKROOM
- GROUND FLOOR MASTER BEDROOM WITH EN-SUITE
- TWO DOUBLE BEDROOMS LOCATED ON THE FIRST FLOOR
- FRONT & REAR GARDENS WITH COUNTRYSIDE VIEWS
- WEINOR GLASS CONSERVATORY
- DRIVEWAY & GARAGE





Ground Floor

The property is entered via a solid oak front door into a spacious entrance hall. Staircase rising to the first floor landing. Understairs storage cupboard. Further storage cupboard. Doors lead to the sitting room, kitchen/breakfast room, study/bedroom four, master bedroom, and the utility room. The cloakroom is located to the rear of the property and has a suite comprising low level w.c. and wash hand basin.

The sitting room has an electric fire with a Worcester Marble surround and hearth. Glazed French doors lead to the 'Weinor' glass conservatory which enjoys stunning views overlooking the rear garden and countryside beyond. The kitchen/breakfast room is located to the front of the property and has windows to front and side aspects and glazed French doors leading to the rear garden. The kitchen area is fitted in a range of units to wall and base levels with dark quartz worksurfaces over and an inset sink/drain. Appliances include an electric double oven, halogen hob with extractor hood over, integrated dishwasher, integrated fridge and freezer, and a built-in wine fridge. The utility room has an oil fired boiler and a door gives access to the outside. The study can serve as a fourth double bedroom with a window to the rear aspect and glazed French doors opening to the garden. The master bedroom is of double size and has two windows to the front aspect. A door leads to the en-suite comprising low level w.c., wash hand basin, shower, and a free-standing bath with a hand-held shower tap. Tiled flooring. Windows to side and rear aspects.

First Floor Landing

Window to the rear aspect. Both bedrooms are of double size. Bedroom two has fitted wardrobes and bedroom three has Velux windows in the roof space. The family bathroom has a suite comprising low level w.c., 'p' shape bath with shower over and a wash hand basin. Obscure glazed window to the front aspect.

Gardens

The property is entered via a small bridge onto the paved driveway which offers ample parking for several vehicles and leads to an attached garage. The mature gardens are laid to lawn with stocked planted borders. Paved seating area with views over open countryside.

Garage

The attached garage has pull-open front doors. Mezzanine floor offering extra storage Power and light connected. Personal door to the rear.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Buckinghamshire Council
Council Tax Band: Band E.

Location - Beachampton

The village is extremely well located for communications with connections by rail at Milton Keynes and Bletchley to London Euston in approximately thirty minutes (Fast train). Road communications are excellent with good access to London, Heathrow and Luton Airport via the M1 and M40 motorways. Schooling in the area includes the renowned independent schools of Winchester House, Swanbourne, The Royal Latin School, Beachborough and Stowe.

The attractive coaching town of Stony Stratford is approximately two and a half miles by road and offers excellent shopping facilities.

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 under take 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.



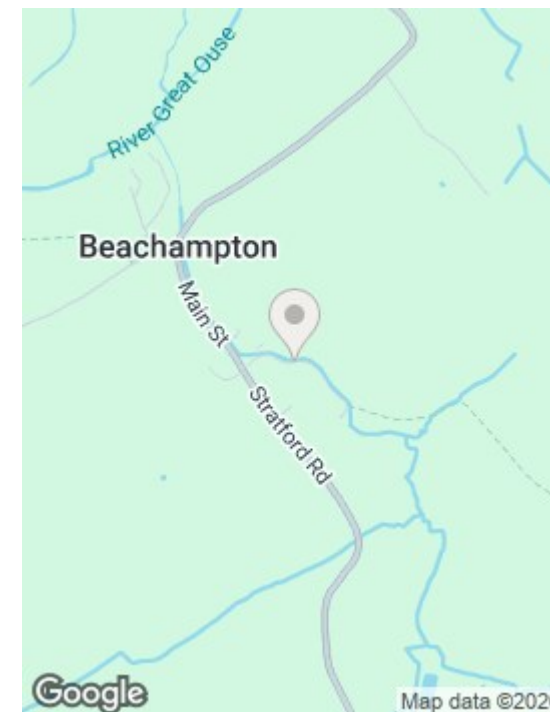




Approximate Gross Internal Area
 Ground Floor = 121.0 sq m / 1,302 sq ft
 First Floor = 40.2 sq m / 433 sq ft
 Garage = 16.9 sq m / 182 sq ft
 Total = 178.1 sq m / 1,917 sq ft



= Reduced headroom below 1.5m / 5'0"



Viewing Arrangements

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



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 measurements are approximate, not to scale.
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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			
		66	72
England & Wales		EU Directive 2002/91/EC	

