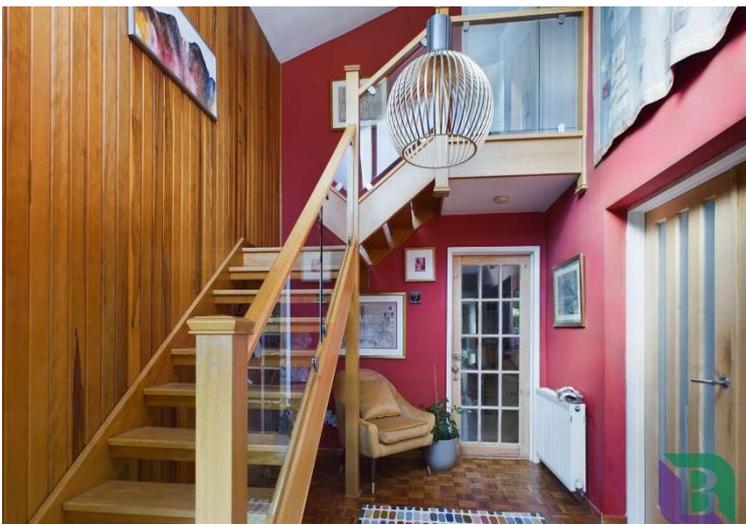




Foxton, Woughton Park, MK6 3AS  
Offers Over: £700,000 Freehold



Unique Property With Large Versatile Living Accommodation. This bright and airy four bedroom detached house is situated within a quiet cul-de-sac just off the Newport Road, giving a countryside feeling within the vibrant City of Milton Keynes.



# Foxton

## Woughton Park, MK6 3AS



Woughton Park has the Grand Union Canal and River Ouzel on your doorstep along with Walton Lake, paddocks and open green spaces giving a rural setting feel. You are just a short walk from Woughton On The Green Pavilion with playing fields and Milton Keynes Tennis Club. Also nearby are orchards, allotments, family friendly pubs and Caldecotte Lake. There are redways on your doorstep for leisurely walks and cycle rides taking you around picturesque areas. Walton Park gives good road access into Central Milton Keynes as well as the A5, M1 and A421 Bedford Bypass.



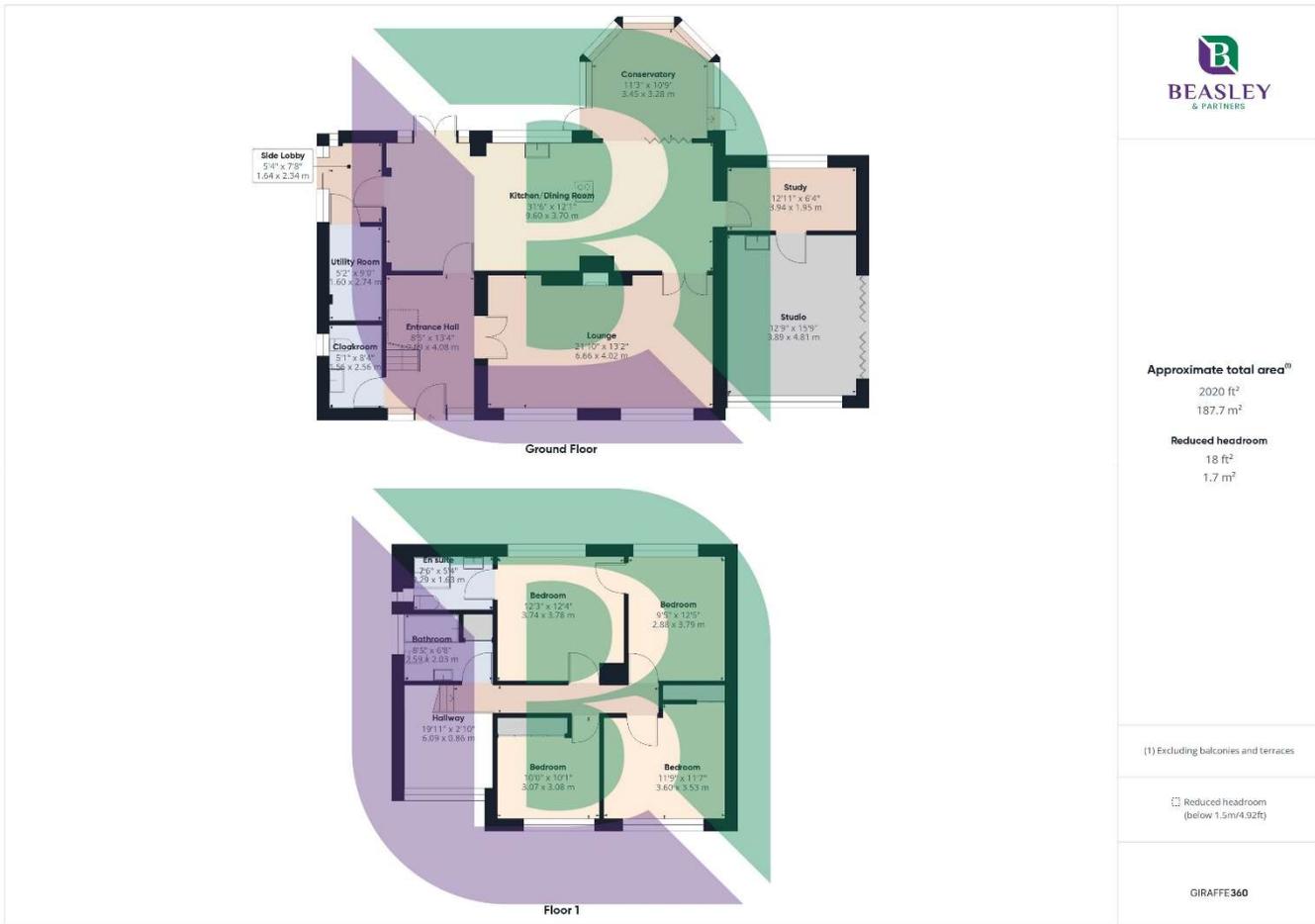
Situated within a quiet cul-de-sac just off Newport Road, this bright and spacious four-bedroom detached home enjoys a peaceful, countryside feel while remaining conveniently located within the vibrant city of Milton Keynes. The property has been thoughtfully extended to provide generous and versatile accommodation, ideal for modern family living.

Upon entering, the impressive double-height entrance hall creates an immediate sense of space and light, complemented by original parquet flooring. The ground floor offers a well-balanced layout, including a cloakroom, a comfortable lounge also benefiting from parquet flooring, and a superb open-plan kitchen/dining room. The kitchen features granite work surfaces, a breakfast bar, bespoke wooden blinds and part wood block flooring, with double doors opening directly onto the rear garden. Bi-fold doors lead seamlessly into a bright conservatory, offering additional reception space with views over the garden.

Further ground floor highlights include a dedicated study, a versatile studio with vaulted ceiling and bi-fold doors to the side, complete with its own boiler and heating system, a utility room, and a side lobby with patio door leading to a covered passageway.

To the first floor, the landing provides access to the loft space and leads to four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while bedrooms two and three include fitted wardrobes. A family bathroom serves the remaining bedrooms.

Externally, the front garden is mainly laid to lawn with a block-paved pathway leading to a covered storm porch. Gated side access leads to the rear garden and extensive parking arrangements. Vehicular access is provided via a drive-through double garage with electric up-and-over door, opening onto a resin hardstanding offering parking for multiple vehicles, along with access to a single garage fitted with an electric roller door.





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		61	77
EU Directive 2002/91/EC			

### Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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