



## Grange Close

Newton Longville, MK17 0FR

Price **£535,000**

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**QUARTERS**  
YOUR NEXT MOVE

# Grange Close

Newton Longville, MK17 0FR

We are delighted to offer for sale this exceptional three double bedroom detached family home, built in 2021 and situated within a private road in the highly desirable Buckinghamshire village of Newton Longville. Presented in true show home condition throughout, the property enjoys a peaceful setting with leafy views to the front, a larger than usual front garden and beautifully landscaped rear gardens. The home has been finished to a high specification, notably benefitting from underfloor heating throughout the ground floor and a generous upgraded patio area, creating an outstanding space for both family living and entertaining.

### Location:

Grange Close is an exclusive private road comprising only a small number of homes, offering a quiet and secluded setting rarely found with modern properties. The property enjoys attractive leafy views to the front, enhancing the sense of space and privacy. Newton Longville is a charming Buckinghamshire village positioned approximately two miles from Bletchley and within easy reach of Milton Keynes and Leighton Buzzard. The village benefits from a strong community feel and offers local amenities including a well regarded primary school, village hall, church and public house, while larger shopping and leisure facilities can be found in nearby Milton Keynes. The property also sits within catchment for well regarded schooling including Cottesloe School, Aylesbury and Royal Latin Grammar Schools. For commuters, Bletchley mainline station provides rail services to London Euston, while excellent road links via the A5 and M1 offer convenient access to surrounding towns and cities.

### Ground Floor:

A welcoming entrance hall sets the tone for the quality found throughout the home, with attractive flooring and underfloor heating flowing across the entire ground floor. To the right sits the living room, a generous and beautifully proportioned reception space that comfortably accommodates a variety of furniture arrangements. Doors open directly onto the patio, allowing natural light to flood the room while creating a seamless connection between the indoor living space and the outdoor entertaining area. A particularly valuable addition to the ground floor is the separate study, a rare feature for a home of this size and ideal for those working from home, a playroom or a quiet reading room. The kitchen/dining room forms the heart of the home, offering a stylish and sociable space perfectly suited to modern family living. The kitchen is fitted with a range of shaker-style wall and base level units complemented by wood effect work surfaces and integrated appliances including double oven, dishwasher, wine cooler and gas hob. There is ample space for a family sized dining table, creating an ideal setting for both everyday meals and entertaining. A door provides convenient access to the garden. A cloakroom/WC completes the ground floor accommodation.





#### First Floor:

The first floor landing provides access to all three bedrooms and the family bathroom. The master bedroom is a spacious and peaceful retreat with pleasant views to the front and ample room for bedroom furniture. The room enjoys the benefit of a modern ensuite shower room finished with stylish tiling. Bedroom two is another excellent sized double room offering flexibility as a guest bedroom, playroom or additional workspace. Bedroom three, positioned to the front of the property, is also a generous double room and enjoys pleasant leafy views across the mature trees opposite, providing a calm and private outlook. The family bathroom is finished to a high standard with contemporary fittings and tasteful tiling.

#### Outside:

To the front of the property is a larger than average front garden, adding to the attractive kerb appeal while enhancing the sense of space between the home and the road. The property enjoys a particularly peaceful setting with mature trees creating a leafy backdrop. A driveway to the side provides off street parking.

The rear garden has been thoughtfully landscaped to create a beautiful and highly usable outdoor space. A substantial upgraded patio area sits between the living and kitchen, providing an excellent setting for outdoor dining and entertaining. The remainder of the garden is laid mainly to lawn and enclosed by panel fencing, creating a space that is both practical for families and visually appealing. An area tucked to the side of the property is well suited to hide away garden storage solutions.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan



Total Area: 1183 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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