



Orkney Close | Stewkley | Buckinghamshire | LU7 0JF

Asking Price £600,000

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We are delighted to present this well-presented four-bedroom detached home situated in the sought-after village of Stewkley. Offering spacious living areas, including a stylish kitchen, large utility room, living room and separate family room. With a principal bedroom featuring en-suite, three further double bedrooms as well as the family bathroom. Landscaped gardens with detached garden studio, and garage/store, it combines comfort and practicality, all within easy reach of excellent amenities including excellent schools and fast links to London.

- A rarely available in the village well-presented four-bedroom detached family home.
- Well-equipped kitchen with adjoining large utility room and rear access (second kitchen area)
- Useful internal storage room which could be used for a variety of uses.
- Four well-proportioned spacious double bedrooms.
- Principal bedroom with en-suite bathroom.
- Driveway parking and a part converted garage with power and lighting providing additional storage ideal for bikes and household items..
- Attractive, landscaped rear garden with patio, lawn, and detached garden studio/office.
- Modern garden studio with power, lighting and internet available.

#### Welcome to Orkney Close

Enjoying a pleasant position within the popular Orkney Close, this attractive family home presents an inviting and well-maintained frontage, set back behind a generous block-paved driveway providing ample off-road parking and access to a part converted garage with up and over door. A neatly kept lawn is bordered by mature planting, with a blossom tree adding seasonal colour and enhancing the property's kerb appeal. The façade combines warm-toned brickwork with distinctive tiled detailing, while a sheltered entrance porch offers a welcoming approach.

#### Entrance Hall

The entrance hall is bright and spacious. The space is enhanced by quality wood-effect flooring and an abundance of natural light. A turned staircase with a plush carpet runner rises to the first floor. Cleverly utilised storage, including a useful understairs area for coats and shoes. Well-proportioned dimensions make this a practical welcome to the home.

#### Family Room

14'0" x 10'10" (4.29 x 3.32)

The family room offers a versatile reception space. A feature wall adds a focal point. The room comfortably accommodates a seating area, with space for additional furniture. Natural light filters in from the side aspect, enhancing the inviting atmosphere, making this a flexible and appealing space suited to a variety of modern family needs such as a family room, play room, second TV room or an internal home office.





### Living Room

26'9" x 13'6" (8.17 x 4.12)

The living room is a generously proportioned dual-aspect room, arranged to provide distinct seating and dining areas while maintaining a seamless flow. A large front-facing window floods the room with natural light, complemented by fully opening French doors to the rear that open onto the garden, creating a sense of connection between indoors and out. A sleek wall-mounted fireplace provides an attractive focal point to the sitting area. The dining space is perfectly positioned for entertaining adjoining the kitchen, enjoying garden views and direct access outside.

### Kitchen

15'9" x 10'8" (4.81 x 3.27)

The kitchen is a well-appointed space. Fitted with an extensive range of shaker-style cabinetry, the room is complemented by solid wood worktops and attractive tiled splashbacks. A gas range-style cooker with extractor hood provides a focal point for cooking enthusiasts, while integrated appliances and ample storage ensure everyday functionality. Natural light floods in through a large window overlooking the rear garden. A central preparation island adds further workspace and versatility, while the adjoining utility area offers additional storage and preparation space.

### Utility Room

13'7" x 6'5" (4.16 x 1.98)

The utility room is a well-organised extension of the kitchen, offering excellent additional workspace and storage. Fitted with matching cabinetry and solid wood worktops, it provides space for laundry appliances and everyday household tasks. A secondary sink adds further convenience, and open shelving enhances functionality for easy access to essentials. A door leads to the garden providing rear access.

### Downstairs Cloakroom

A convenient and large downstairs cloakroom is located just off the entrance hall, fitted with a low-level WC and wash hand basin. Ideally positioned for guests and everyday use.

### Store Room

7'8" x 6'8" (2.34 x 2.05)

A useful store room which was formerly part of the garage is accessed directly from the family room, providing excellent additional storage space. Ideal for keeping household items neatly tucked away, it enhances the practicality and organisation of the ground floor layout. Could be utilised for a variety of uses or converted further.

### Principal Bedroom

13'8" x 12'3" (4.19 x 3.75)

The principal bedroom is a generously proportioned bright double room, featuring a large window that allows for plenty of natural light. The room offers ample space for freestanding furniture and benefits from built-in wardrobes, providing excellent storage.

### Ensuite

The en-suite is stylishly appointed with contemporary fittings, comprising a panelled bath with shower over, low-level WC, and twin wash hand basins set within vanity units. Finished with neutral tiling and modern fixtures.

### Bedroom Two

10'10" x 9'8" (3.32 x 2.97)

Bedroom two is a well-proportioned double room. A large window allows for plenty of natural light, while the layout offers ample space for bedroom furniture. The room also benefits from useful built-in storage and a pleasant outlook.

### Bedroom Three

11'7" x 8'9" (3.54 x 2.69)

Bedroom three is an inviting double room, enhanced by a feature wall with stylish patterned wallpaper. A large window allows for plenty of natural light. Well-proportioned, the room easily accommodates a double bed along with additional furnishings.

### Bedroom Four

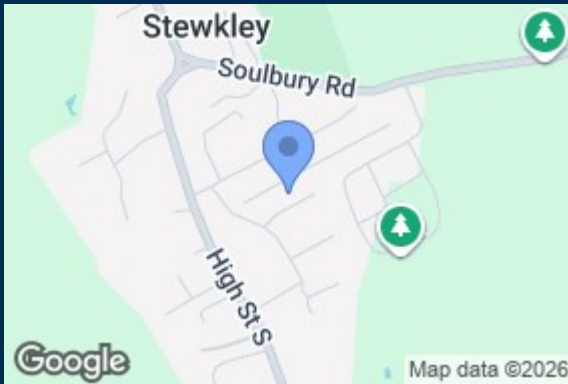
10'10" x 9'1" (3.32 x 2.78)

Bedroom four is a well-presented fourth double bedroom, featuring a large window that allows for plenty of natural light and pleasant outlooks. Ample room for further bedroom furniture.

### Family Bathroom

The family bathroom is stylishly appointed with contemporary fittings and attractive tiled finishes. It features a modern white suite comprising a bath with a curved glass screen and overhead shower, wash hand basin set within a vanity unit, and WC. A frosted window provides natural light while maintaining privacy.





Approximate Gross Internal Area  
 Ground Floor = 93.4 sq m / 1,005 sq ft  
 First Floor = 68.1 sq m / 733 sq ft  
 Garage / Garden Studio = 17.6 sq m / 189 sq ft  
 Total = 179.1 sq m / 1,927 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p>76</p>	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	<p>66</p>
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Duck End  
 Great Brickhill  
 Buckinghamshire  
 MK17 9AP  
 01525 261100  
 enquiries@finehomesproperty.co.uk