Cauldwell

PROPERTY SERVICES









Warren Farm Warren Road, Milton Keynes, MK17 0PZ

£249,995

Warren Farm is a peaceful and well-maintained residential enclave, surrounded by open countryside and offering a rare balance of rural tranquillity with excellent access to nearby towns. Set within the charming Buckinghamshire village of Little Horwood, the area is renowned for its strong community feel, attractive rural setting, and scenic surroundings.

Ideal for commuters, the location provides convenient road links to Milton Keynes, Buckingham, and Bletchley, with Milton Keynes Central station offering direct rail services to London Euston. The village is also well served by a selection of respected local schools.

Enjoying far-reaching countryside views, this apartment occupies a calm and picturesque setting seldom found alongside such strong transport connections.

Internally, the accommodation begins with a spacious entrance hall leading into a bright and airy open-plan living, dining, and kitchen area—designed to create a sociable and versatile living space, ideal for both everyday living and entertaining. The kitchen is well appointed with integrated appliances including an oven, hob, extractor, dishwasher, and washing machine, with additional space for further white goods.

The property offers two generous double bedrooms, with the principal bedroom benefiting from an en suite shower room. A spacious family bathroom and a large walk-in storage cupboard complete the internal

ENTRANCE HALL
Via communal entrance. Door to lounge/dining room and bathroom. Airing cupboard housing hot water tank. Coving to skimmed ceiling.

LOUNGE/DINING ROOM 13'8" x 24'1" (4.19 x 7.35)
Double glazed window to rear. Door to bedrooms and open to kitchen. Wall mounted heater. Intercom.

KITCHEN 7'8" x 12'0" (2.34 x 3.67)
Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in oven, four ring hob and extractor, Built in dishwasher and washing machine. Space for under counter fridge. Splash back tiling. Under unit lighting. Coving to skimmed ceiling.

BEDROOM ONE 11'8" x 11'7" (3.58 x 3.55)
Double glazed window to rear. Wall mounted heater. Door to ensuite. Coving to skimmed ceiling.

ENSUITE
Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin. Part tiled walls. Coving to skimmed ceiling. Extractor. Shaver point.

BEDEROOM TWO 11'7" x 11'8" (3.54 x 3.56)
Double glazed window to rear. Wall mounted heater. Access to loft space. Coving to skimmed ceiling.

BATHROOM
Three piece suite comprising panelled bath with central mixer and shower over, low level wc and wash hand basin. Part tiled walls. Wall mounted heater. Coving to skimmed ceiling. Extractor. Shaver point;

OUTSIDE
Allocated parking and visitor parking. Bin and bicycle store. Access to tennis court and grounds.

LEASE DETAILS
Vendor advised of 999 year lease with 978 years remaining. Service charge £1650 pa. Details to be verified.

All measurements are approximate.
The area measurements are taken from the government EPC register.
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

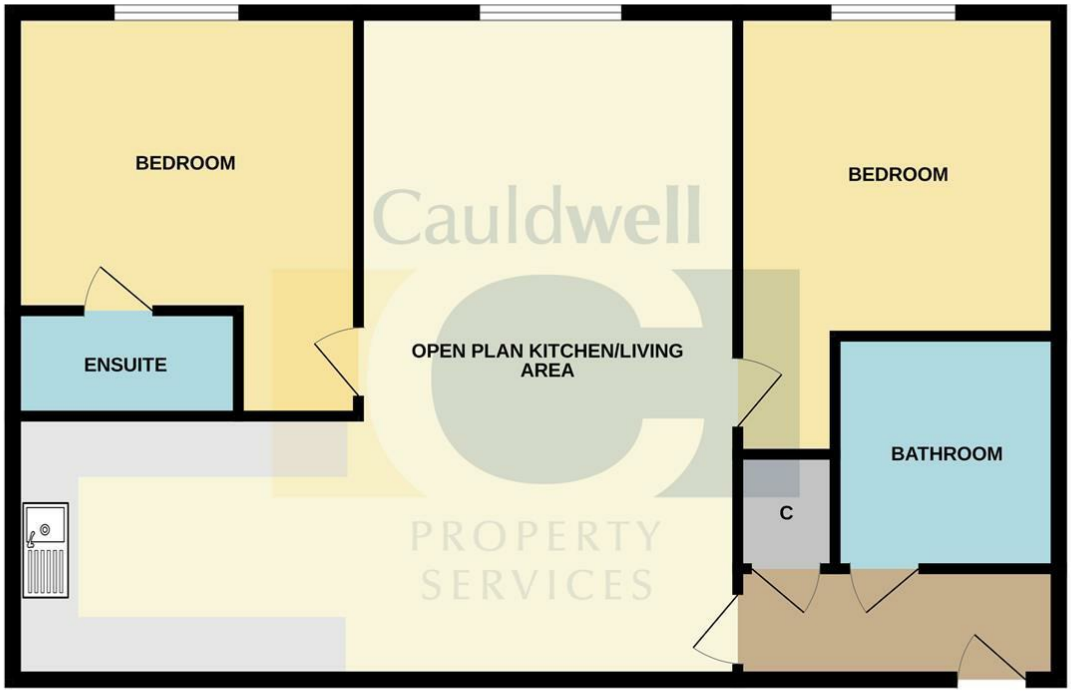
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

At the time of preparing these details we were unable to verify the lease, maintenance and ground rent charges. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

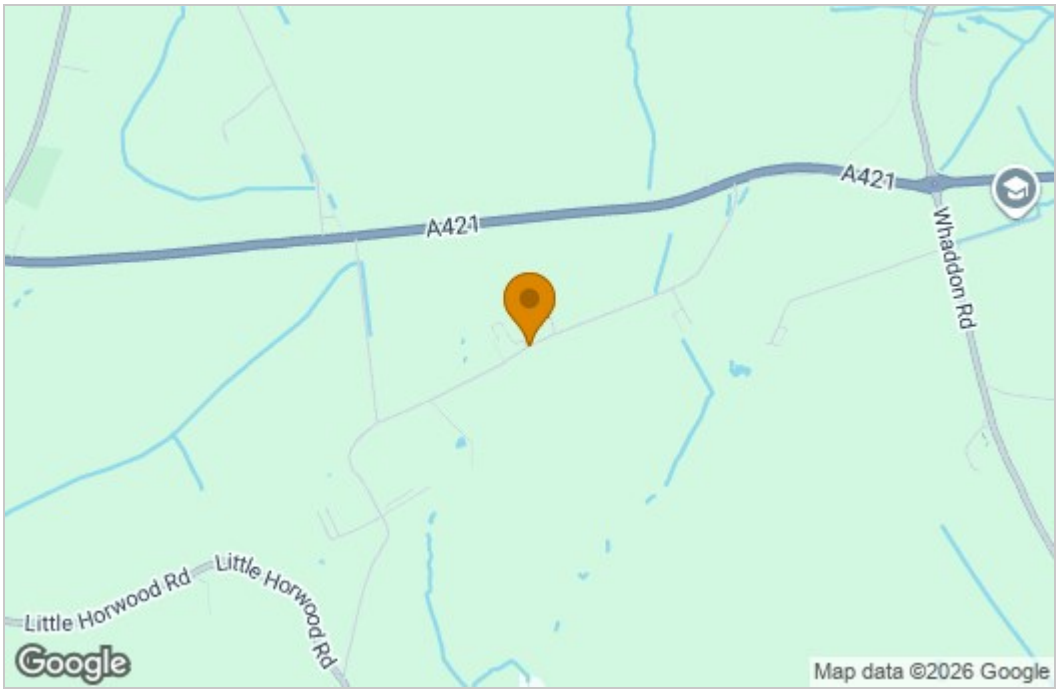
Floor Plan



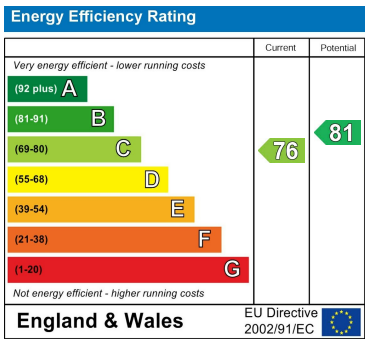
TOTAL FLOOR AREA : 915sq.ft. (85.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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