

TO LET



HARVINGTON CRESCENT
Hanslope, Milton Keynes, MK19 7FS

 **DAVID COSBY**
ESTATE AGENTS



Harvington Crescent

Hanslope, Milton Keynes, MK19

Total GIA Floor Area Approx. 64 sqm (689 sqft)

Features

- Four-bedroom detached house
- Hanslope village location
- Countryside views
- Open-plan kitchen, dining and family area
- Kitchen with breakfast bar and integrated appliances
- Separate dual-aspect sitting room
- Study with fitted desk and storage
- Principal bedroom with dressing area and en suite
- Enclosed rear garden with timber gazebo
- Detached garage and off-road parking

Description

A four-bedroom detached house available to rent in Hanslope, approached via a private shared driveway and enjoying views towards neighbouring fields. The accommodation extends to approximately 135 sq m, excluding the garage, with separate reception rooms and an open-plan living area across the rear.

The ground floor includes a dual-aspect sitting room and a study with fitted desk and storage. The kitchen has a central island, breakfast bar and integrated appliances, opening into dining and family areas with two sets of French doors leading onto the rear patio. A separate utility room and cloakroom complete the ground-floor accommodation.

Upstairs, the principal bedroom has a segmental bay window, dressing area and en suite shower room. Three further double bedrooms are served by a family bathroom with a separate bath and shower. Outside, the enclosed rear garden includes a lawn, paved terraces and a timber gazebo with lighting and power. A detached garage and off-road parking are accessed from the driveway.

A FOUR-BEDROOM DETACHED HOUSE TO RENT IN HANSLOPE, WITH COUNTRYSIDE VIEWS, OPEN-PLAN KITCHEN AND WELL PROPORTIONED FAMILY ACCOMMODATION



The Property

Entrance Hall

A white panelled door with multi-point locking opens beneath the tiled canopy into the entrance hall. The hall has oak-effect flooring and white four-panel doors leading to the principal ground-floor rooms. A straight staircase with fitted cut-pile carpet rises to the first floor. An understairs cupboard provides storage for household items and cleaning equipment.

Sitting Room

Located to the front right-hand side of the house, the sitting room has a dual aspect, with three casement windows providing views towards the adjacent fields and pond. Timber-effect flooring continues from the hallway, and the walls are neutrally decorated with a profiled dado rail. The room provides ample space for sofas, occasional furniture and audiovisual equipment.

Study

Located to the front left-hand side of the house, the study has a casement window overlooking the front garden. Fitted dark blue cabinetry incorporates a desk, drawers, low-level cupboards and bookshelves. The walls are neutrally decorated, and timber-effect flooring continues from the hallway.

Cloakroom

Fitted with a close-coupled WC and a wall-mounted ceramic wash basin with a chrome mixer tap. Grey ceramic floor tiles are complemented by large-format marble-effect wall tiles to dado height, with painted walls above. Mechanical extract ventilation is provided.

Open-Plan Living Area

Extending across the rear of the house, the open-plan accommodation comprises a kitchen, dining area and adjoining family seating area. Timber-effect flooring runs throughout.

Kitchen Area

The kitchen is fitted with white-fronted base and wall cabinets, dark timber-effect work surfaces and matching splashbacks. Integrated appliances include a tall fridge/freezer, electric double oven and dishwasher, together with a four-burner gas hob beneath an extractor hood with lighting. A central island incorporates a black composite sink and drainer with a mixer tap, alongside a breakfast bar with seating for three and pendant lighting above.



The Property

Dining Area

The dining area occupies a wide glazed bay overlooking the rear garden, with French doors opening directly onto the patio. There is space for a large dining table and chairs beneath a three-light pendant fitting.

Family Area

To the rear right-hand side of the house, the family area provides additional seating space, with French doors opening onto the patio. A segmental bay window gives views towards the neighbouring fields.

Utility Room

Accessed from the kitchen, the utility room has a matching white base cabinet, space for a washing machine and a wall cupboard housing the boiler. Timber-effect flooring continues from the kitchen, and the walls are neutrally decorated. Mechanical extract ventilation is installed, and a partially glazed external door provides direct access to the driveway.

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Grounds

Front Aspect

Occupying a central position within an attractive terrace of late Victorian estate cottages, the south-facing front garden is approached via a picket gate and shared pathway. This pleasant and sunny space is laid mainly to lawn, with a small hardstanding area suitable for seating, and is enclosed by privet hedging to the sides and traditional brick walling to the front.

Rear Aspect & Outbuildings

The shared pathway continues to the rear of the property, where there is convenient access to the kitchen / utility area. To the rear left-hand side of the terrace, there is a row of traditional brick outbuildings beneath pitched and slated roofs. The subject property benefits from the use of a two-unit outbuilding, accessed via slatted timber doors with traditional Suffolk latches. The main unit is in L-shape plan with fairfaced brick walls and solid concrete floor, providing useful space for garden storage. The second unit would have originally served as the external toilet and retains an original cast-iron high-level cast iron cistern and single glazed casement window.

Rear Garden

The rear garden occupies a pleasant and generous plot, arranged to make the most of its south-facing aspect and good natural light throughout the day. Accessed via a paved pathway with picket gate, the garden extends to over 200 square metres and is laid mainly to lawn, with a variety of established shrubs and perennial planting. A paved path runs through the garden to a useful glasshouse with potting bench. Boundaries are formed by a combination of established trees and shrubs together with close-boarded fencing, creating an attractive and private outside space with scope for both relaxation and home grown produce.



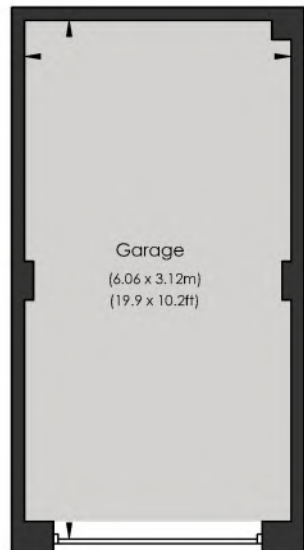
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Approximate GIA (Excluding Garage) = 135 sqm (1453 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GARAGE= 29 sqm (312 sqft)



GROUND FLOOR GIA = 70 sqm (753 sqft)



FIRST FLOOR GIA = 65 sqm (700 sqft)

Location

Hanslope is a village in Buckinghamshire, surrounded by open countryside and situated to the north of Milton Keynes. Its historic centre is distinguished by the tall spire of St James the Great, a landmark visible across the surrounding area. Everyday amenities include a convenience store, post office, butcher's shop and doctors' surgery, together with public houses including The Watts Arms. The village hall and parish church provide venues for community activities and events.

Primary education is available at Hanslope Primary School within the village. Secondary schooling options in the surrounding area include The Radcliffe School in Wolverton, which also has a sixth form. Prospective tenants should confirm current catchment arrangements and the availability of places directly with the schools or local authority.

For commuting, local roads connect Hanslope with Milton Keynes, Northampton and the wider road network, including the A5 and M1. Rail services are available from Wolverton and Milton Keynes Central, both offering direct connections to London Euston. Faster services from Milton Keynes Central take approximately 35 minutes, depending on the service.

Recreational facilities include the village recreation ground and local football, cricket and netball clubs, alongside a range of community groups and activities. Nearby Salcey Forest offers woodland walks and cycling routes, providing further opportunities to enjoy the surrounding countryside.

Property Information

Local Authority: West Northamptonshire Council

Services: Electricity, Water, Gas, and Drainage

Council Tax: Band F **EPC:** B

Broadband: Ultrafast broadband available - 1800Mbps download

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective tenants should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. Before committing to a tenancy, the terms of the letting and the condition and contents of the property will be recorded in a tenancy agreement and inventory. Please make sure you carefully read and agree with these documents and advise if you have questions. On acceptance of an offer to rent, prospective tenants will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation and to assist with referencing procedures.



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