



Drayton Road, Newton Longville, MK17 0BW

16 Drayton Road
Newton Longville
Buckinghamshire
MK17 0BW

Offers In Excess Of £700,000

Located in the highly sought after village of Newton Longville lies this rarely available, large, three bedroom, Grade II Listed detached property.

The accommodation comprises, ground floor shower room, sitting room, dining room, snug, a kitchen/breakfast room, and a garden room completing the ground floor accommodation. To the first floor are three bedrooms with a en-suite to master bedroom, and cloakroom facilities to the second bedroom. To the exterior, there are wrap-around mature gardens and a double garage.. This is a unique property that really must be viewed to fully appreciate.

- DETACHED GRADE II LISTED PROPERTY
- THREE BEDROOMS
- THREE RECEPTION ROOMS PLUS A GARDEN ROOM
- KITCHEN/BREAKFAST ROOM
- GROUND FLOOR SHOWER ROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- CLOAKROOM FACILITIES TO BEDROOM TWO
- DOUBLE GARAGE
- MATURE GARDENS





Accommodation - Step Inside

The part glazed front door leads into:

Dining Room

Window to the front aspect. Inglenook fireplace, and exposed beams. A door leads to the staircase and onto the first floor landing. Access given to the snug, kitchen/breakfast room, and a door to the shower room.

Shower Room

A white suite comprising, pedestal wash hand basin, WC and corner shower cubicle. Obscure glazed window to the front aspect.

Sitting Room

Dual aspect room with windows to both the front and rear. Fireplace with solid fuel burner. Wood flooring, and exposed beams. Access into the garden room and the snug.

Snug

A cosy room with a window to the front aspect. Brick open fireplace, and exposed beams.

Kitchen/Breakfast Room

The kitchen is fitted with a range of units, including pan drawers and concealed bin/recycling facilities, with Quartz work surfaces incorporating a double bowl butler style sink with a mixer tap. Integrated appliances include a dishwasher, a double eye level oven and a four ring gas hob with an extractor over. Space for an American style fridge/freezer. Steps lead up the breakfast area which has a built-in box seat and space for a table and chairs.

Garden Room

Timber and UPVC construction with glazed windows and two glazed doors to the rear.

First Floor

Principal Bedroom

Dual aspect with windows to side and rear aspects. Door leads into the en-suite.

En-Suite Bathroom

A four price suite, comprising, wash hand basin set onto a vanity unit, WC, bath, and a separate corner shower cubicle. Obscure glazed window to the front aspect.

Bedroom Two

Built-in wardrobes and cloakroom facilities, which comprise of a basin set on to a vanity unit, and a WC. Window to the rear aspect.

Bedroom Three

Two feature internal windows to the landing, and a window to the front aspect.

Step Outside

The front garden is enclosed by picket fencing and is laid to lawn with mature shrubs and trees. Double wooden gates open to the block paved driveway which provides parking for numerous vehicles, in addition to the timber double garage.

The rear garden has a paved patio and steps up to an area which is laid to lawn and has mature flower and shrub borders, and trees. There is a fish pond and additional seating areas, a greenhouse, and a timber shed. There is an outside tap and gated access to the rear.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Buckinghamshire Council (Aylesbury Vale).

Council Tax Band: Band F.

Location - Newton Longville

Newton Longville is situated between Leighton Buzzard and Milton Keynes. Facilities include local stores, hairdresser, schooling, St Faiths Church, and a public house/restaurant. The Mainline Stations at nearby Bletchley, Leighton Buzzard and Central Milton Keynes (3 miles, 6 miles and 6 miles approximately, respectively) provide services to London Euston and the north. Milton Keynes provides extensive shopping, leisure and educational facilities, including one of the largest undercover shopping centres in the UK, renowned theatre, nightclubs, restaurants, bars, cinema complex, bowling alley, further education and DeMontfort University. Access to the M1 Motorway gained at Junction 14

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.







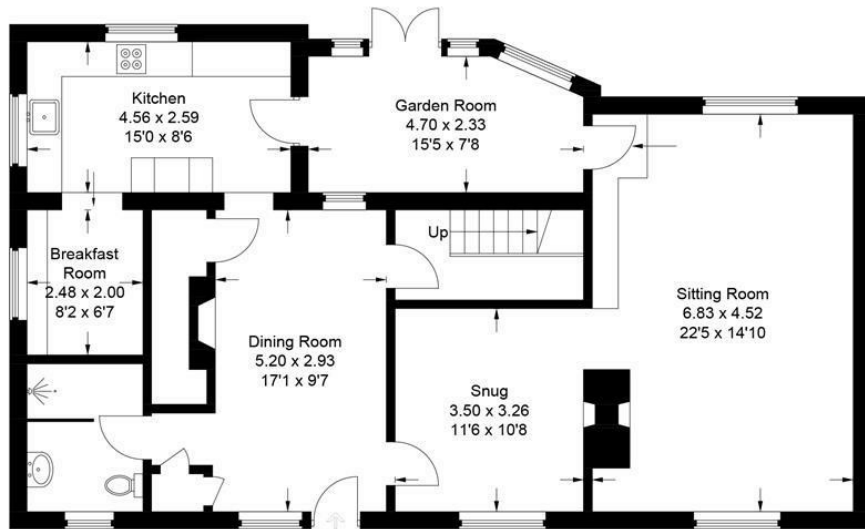
Approximate Gross Internal Area = 173.9 sq m / 1,872 sq ft
 Garage = 32.4 sq m / 349 sq ft
 Total = 206.3 sq m / 2,221 sq ft



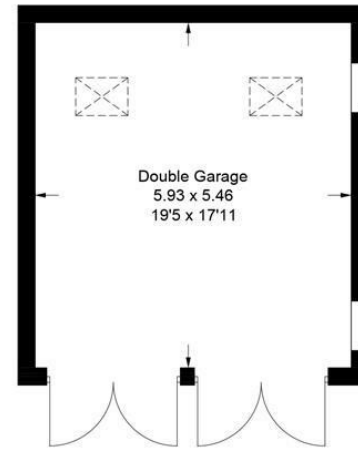
Viewing Arrangements

By appointment only via Fine & Country.
 We are open 7 days a week for your convenience

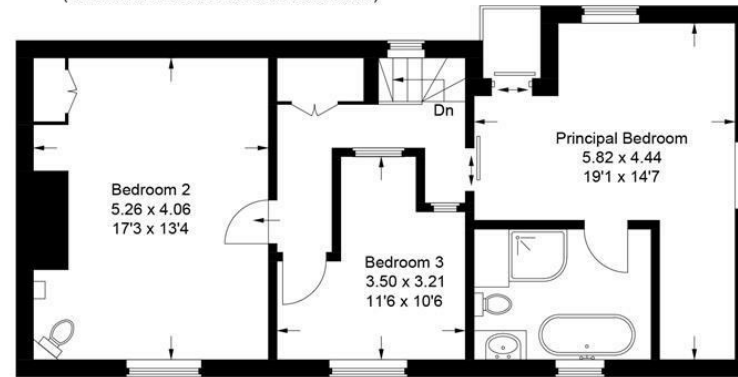
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Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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