



Phoebes Orchard | Stoke Hammond | Buckinghamshire | MK17 9LW

Offers In Excess Of
£400,000

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If you are looking for a spacious two-bedroom home in a beautiful Buckinghamshire village, with an exceptional amount of living space, a generous wrap-around garden with home office and uninterrupted countryside views, look no further. Tucked away in a quiet cul-de-sac, the accommodation includes an entrance hall, an impressive 800 sq ft of living space, a high-specification kitchen, two double bedrooms and a family bathroom. Outside, there is a large driveway providing ample off-road parking, together with a generous wrap-around garden enjoying wonderful open views across the surrounding countryside. An internal viewing is highly recommended to fully appreciate the space, setting and lifestyle this superb home has to offer.

- Situated on a large corner plot position within the sought after cul-de-sac of Phoebes Orchard.
- Block-paved driveway providing off-road parking for several vehicles.
- Large open-plan sitting/dining room with log-burning stove.
- Modern well fitted kitchen/breakfast room with shaker-style units, pantry storage and garden access.
- Extended luxurious two-bedroom property with approximately 919 sq ft of total accommodation.
- Foundations in place for second floor extension subject to permissions.
- Stoke Hammond enjoys almost endless amounts of countryside walks with country parks, open countryside and canals nearby.
- Beautiful uninterrupted countryside views over fields and green space.

Welcome to Phoebes Orchard

The property occupies a corner plot within the cul-de-sac of Phoebes Orchard and is approached via a generous block-paved driveway providing off-road parking for several vehicles. The frontage includes plenty of mature greenery, with additional space extending to the side of the house as part of the corner plot. Gated side access leads through to the rear garden.

Entrance Porch

The front door opens into an entrance porch with space for coats and shoes. A further door leads directly into the large open plan living areas.

Sitting/Dining Room

22'11" x 22'4" (7.01 x 6.83)

The extended open plan living room (sitting/dining room) is a substantial open-plan space approximately 800 square feet, with defined areas for both seating and dining furniture. Windows to the front and side provide natural light, while glazed doors from the dining area open directly onto the rear garden. The sitting area centres around a multi fuel-burning stove set within a recessed fireplace with a timber mantel, and stairs rise to the first floor. Recessed ceiling lighting runs throughout, with a doorway providing access to the kitchen/breakfast room.





Kitchen

12'0" x 9'6" (3.66 x 2.9)

The kitchen is fitted with a range of shaker-style wall and base units with contrasting work surfaces, incorporating a one-and-a-half bowl sink and an induction hob. Integrated appliances include a fridge and oven, with space and plumbing for a washing machine. A full-height pantry cupboard provides additional storage, including fitted shelving and door racks. Recessed ceiling and plinth lighting is fitted throughout, while a window overlooks the garden and a glazed door provides direct access outside.

Bedroom One

12'2" x 8'0" (3.71 x 2.46)

Bedroom one is a double bedroom with a window providing views over the surrounding countryside. One wall is fitted with a range of full-height wardrobes, providing storage space, with additional room for bedside furniture.

Bedroom Two

11'10" x 8'3" (3.61 x 2.54)

Bedroom two is a well-proportioned double bedroom with a window overlooking the rear. The room incorporates fitted storage together with a built-in desk and shelving, providing a useful study or home-working area while retaining space for a bed and additional furniture.

Family Bathroom

The bathroom is fitted with a three-piece suite comprising a panelled bath with shower over and glass screen, wash hand basin with storage beneath, and WC. The walls are tiled around the bath and shower area, with a heated towel rail and obscured window providing natural light and ventilation.

Garden

The property benefits from a large wraparound garden, reflecting its corner plot position. The main garden is laid predominantly to lawn. Paved and block-paved areas adjoining the house provide space for outdoor seating, with direct access from both the sitting/dining room and kitchen. There is a useful hexagonal shed which has power and lighting and currently offers garden equipment storage as well as housing for the tumble drier.

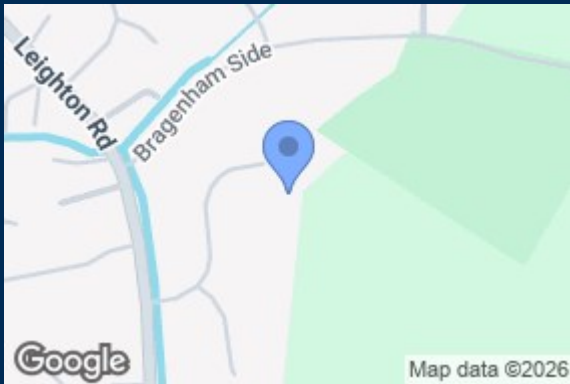
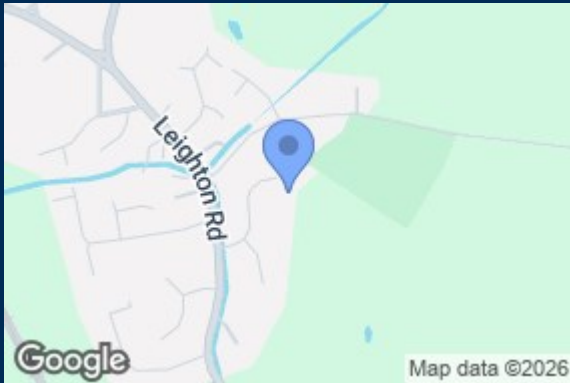
Office/Summer House

9'10" x 8'5" (3 x 2.57)

A pathway continues around the side of the property to a detached garden room/home office, with additional garden storage and gated access to the front. The garden room is a perfect offering for anyone with a requirement to work from home yet remain separate to your living space, alternatively it could be an enjoyable garden room to sit in and enjoy, or garden bar.

Potential

The property enjoys a large single story extension which forms part of the downstairs living area. Foundations are in place to go above this and create a second floor which could be a third bedroom and a bathroom. This is subject to all necessary planning permissions.



Approximate Gross Internal Area
 Ground Floor = 50.7 sq m / 546 sq ft
 First Floor = 27.0 sq m / 291 sq ft
 Office / Summer House = 7.6 sq m / 82 sq ft
 Total = 85.3 sq m / 919 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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		Very environmentally friendly - lower CO₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	
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