



Station Road, Mursley, MK17 0SA

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The Park House  
Station Road  
Mursley  
Mursley  
Buckinghamshire  
MK17 0SA

## Guide Price £1,200,000

A substantial six bedroom detached home offering 4,670 of living accommodation, occupying a good size plot located at the end a private driveway. The property offers an extremely flexible layout with the option of a separate two bedroom annex in addition to a four-bedroom family home if needed.

The accommodation briefly comprises:

Entrance hall, shower room sitting room, dining room, kitchen/breakfast, utility room, family room & sun room to the ground floor. The first floor offers four double bedrooms, two with en-suites and a family bathroom. To the exterior the property is approached by a private driveway. There is an open fronted double bay garage and substantial driveway parking . The gardens are to all four side of the property and the plot measures approximately 0.7 of an acre.

- SIX BEDROOM DETACHED RESIDNCE
- SELF-CONTAINED TWO BEDROOM ANNEX
- THREE RECEPTIONS TO THE MAIN HOUSE
- THREE RECEPTION ROOMS
- SUN ROOM
- MASTER BEDROOM & BEDROOM 2 WITH EN-SUITE BATH/SHOWER ROOMS
- SET ON A PLOT OF APPROX 0.7 ACRE
- NO ONWARD CHAIN





### Ground Floor

The main house is entered via a part glazed front door with a staircase rising to the first floor landing. Full height glazed window to the front aspect. Doors lead off to the family room, dining room, sitting room, and the shower room. The shower room has a suite comprising low level w.c., wash hand basin and a shower cubicle. The sitting room is a dual aspect room with a window to the rear aspect and double glazed patio doors with a further window to the front aspect. Brick-built inglenook fireplace with an inset timber beam and a tiled hearth. Double doors lead to the sun room. The dining room is located to the rear of the property with glazed French doors and side windows, opening onto the garden. The kitchen is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Fitted gas hob. Space for further appliances. Tiled flooring. Window to the rear aspect. Glazed door and window to the side aspect. Walk-in pantry. The family room adjoins the kitchen with an exposed feature brick wall. Double glazed patio doors to the front aspect. Window to the rear aspect. The utility room has an inset sink unit and wall mounted gas central heating boiler. Access is given to an external door to the front of the property. A door leads into a two piece cloakroom. The double height sun room has glazing to two elevations and a glazed door leading to the gardens. Tiled flooring. Access is given from the ground floor and the first floor platform into the two bedroom annex.

### First Floor Landing

Access to the loft space. Airing cupboard housing the hot water tank. Three windows to the front aspect. The spacious master bedroom is a dual aspect room with windows to the front and rear aspects. Walk-in wardrobe/dressing area. Door to the en-suite comprising low level w.c., wash hand basin, panel bath, and a bidet. Velux window in the roof space. Bedroom two has a window to the rear aspect and a door leading to the en-suite comprising low level w.c., wash hand basin, and a shower cubicle. Bedroom three has two windows to the rear aspect. Recess area which could be converted to an en-suite shower room. Bedroom four has a window to the front aspect and gives access via a door to the first floor sun room platform with a door leading to the annex.

### Annex - Ground Floor

Enter via a part glazed door into the entrance hall. Staircase rising to the first floor landing. Doors to the living room, kitchen/dining room, and cloakroom comprising low level w.c. and wash hand basin. The living room has windows to front and rear aspects. Connecting door into the main house. The kitchen/diner has windows to rear and side aspects. The kitchen is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Space for a cooker. Plumbing for washing machine and dishwasher. Wall mounted gas central heating boiler. Understairs storage cupboard.

### Annex - First Floor

First floor landing. Access to loft space. Access to two double bedrooms and a bathroom with a suite comprising low level w.c., wash hand basin and a panel bath.

### Exterior

The property is approached via a private driveway and sits on a plot of approximately 0.7 of an acre. A sweeping gravel

driveway offers parking for several vehicles and leads to an open-fronted double bay garage with an open storage area to one side. The gardens extend to all sides of the property and are mainly laid to lawn with mature shrubs, trees and plants.

### Location - Mursley

Mursley is a highly regarded Buckinghamshire village located between the county towns of Aylesbury, Milton Keynes and Leighton Buzzard. There is a Church of England Primary school in the village for pupils aged 4 to 11 years. The village is served by a Public House (The Green Man). The village church of St Mary's is mentioned in Nikolaus Pevsner Book 'Buildings of England'. There are well renowned schools within the locality including Swanbourne House at Swanbourne and The Royal Latin Grammar School in Buckingham. The historic town of Winslow is a short drive away and has a variety of individual shops, restaurants, banks and public houses. Milton Keynes lies to the north and offers a comprehensive range of shopping, cultural, sporting and recreational amenities as well as number of small specialist suppliers. For the commuter Leighton Buzzard offers an excellent rail service into London Euston in approximately 30 minutes (fast train) and there is access to the M1 at Junction 14 at Milton Keynes.

### Cost/ Charges/ Property Information

Tenure: Freehold.  
Local Authority: Buckinghamshire Council (Aylesbury Vale).  
Council Tax Band: PARK HOUSE IS BAND G & THE ANNEX IS BAND A.  
EPC Rating: PARK HOUSE IS 63/71 (D) & THE ANNEX IS BAND (D) 62/87.  
The heating is gas to radiator and both the Park House & The Annex have separate gas boilers.

### Note for Purchasers

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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.

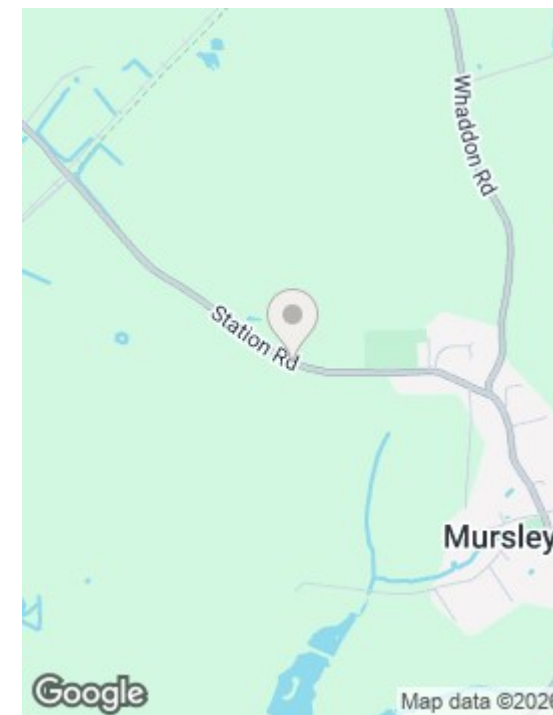




Approximate Gross Internal Area  
 Ground Floor = 242.2 sq m / 2,607 sq ft  
 (Excluding Carport)  
 First Floor = 191.7 sq m / 2,063 sq ft  
 Total = 433.9 sq m / 4,670 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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### Viewing Arrangements

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 We are open 7 days a week for your convenience



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

