



Midland Road

, Olney, MK46 4BP

FINE & COUNTRY

75 Midland Road

Olney MK46 4BP



A substantial detached home with generously proportioned accommodation throughout and located on a small but prestigious development amidst properties of a similar standing. This fine home offers generously proportioned accommodation throughout and has an attached garage and covered carport. The gardens provide several seating areas in alternate locations to follow the sun throughout the day. These gardens are quite extensive and absolutely private, sheltered and secluded behind a screen of mature trees. A two storey brick built construction provides a hobby or craft room facility though potentially there are many other uses which could be envisaged.

The accommodation comprises:

Large entrance hall, Cloakroom, Sitting room with open fireplace, Dining room, Kitchen/breakfast room, Utility room, Conservatory, Four double bedrooms with an en suite facility to the Master Bedroom, Family bathroom, Gardens to front and rear, Gas fired radiator central heating, Double glazing and a large ancillary building to the rear optional in usage.

Property walk through

Step into the reception hall from where the staircase rises to a first floor galleried landing and doors lead off to all the principal rooms. A cloakroom is located to this area. The sitting room offers a wealth of floorspace and an attractive fireplace with a tiled inlay and hearth delivers a fine focal point. A window to the front and glazed double doors at the rear with matching side panels allow an excellent flow of natural light into the room. Wooden double doors swing open into the dining room which has an internal frosted glass window shared with the entrance hall. The kitchen/breakfast room is ideal for family and friends to congregate with a central island unit doubling as a table as it has an indented work surface area to allow for chairs to be located below. Integrated to the kitchen are an oven, 5 ring gas hob with an extractor over, dishwasher and fridge/freezer. The utility room provides plumbing for an automatic washing machine. Accessed from the kitchen is a hexagonal conservatory, glazed over a brick base. Double doors open to the gardens whilst there are attractive leaded lights at higher levels under a toughened Perspex roof. The flooring is tiled.

Rising to the first floor is a half landing with an attractive cathedral window. The full landing has a galleried effect and leads off to four double bedrooms. The Master bedroom has an ensuite shower room, wash basin in vanity surround and an integrated WC. with companion storage cupboards. The bedrooms are fitted with extensive wardrobe space, much appreciated in a family home and in general though a necessity, quite a rarity. A family bathroom completes the accommodation in the main dwelling.

Externally there is a predominantly hard landscaped garden at the front of the property with a brick paviour driveway offering parking for several vehicles and access to the garage and carport. Gated access opens into the rear garden with its paved seating areas and an extensive area of lawn. A mature tree screen envelops the garden. Within the garden is a two storey ancillary building which provides space for, storage, crafts and hobbies though could have multiple uses.





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. Some items may be available subject to negotiation with the Vendor.

Notice to 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 undertake 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 need to be provided upon receipt of your offer.

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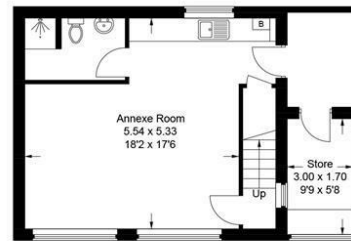




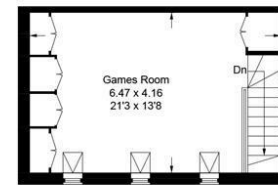




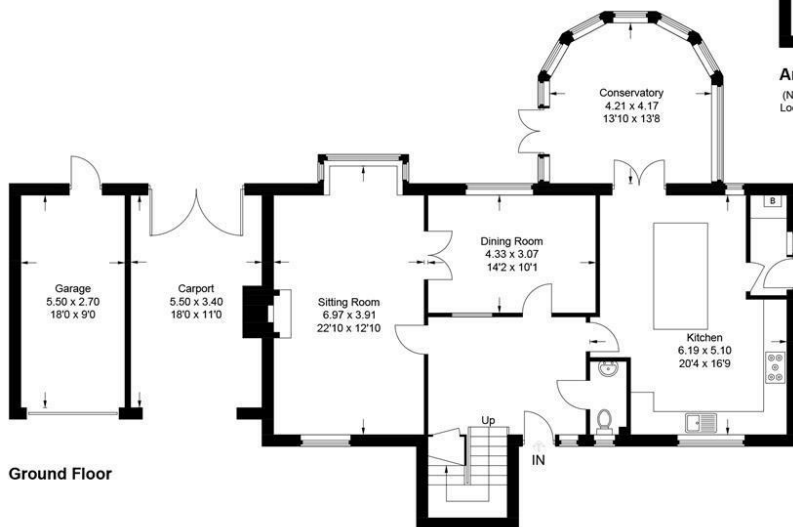
Approximate Gross Internal Area
 Ground Floor = 105.8 sq m / 1,139 sq ft
 First Floor = 86.9 sq m / 935 sq ft
 Annexe = 69.1 sq m / 744 sq ft
 Garage = 15.0 sq m / 161 sq ft
 Total = 276.8 sq m / 2,979 sq ft
 (Including Store / Excluding Carport)



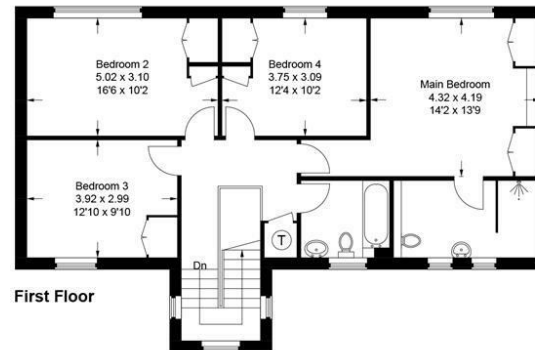
Annexe - Ground Floor
 (Not Shown In Actual
 Location / Orientation)



Annexe - First Floor



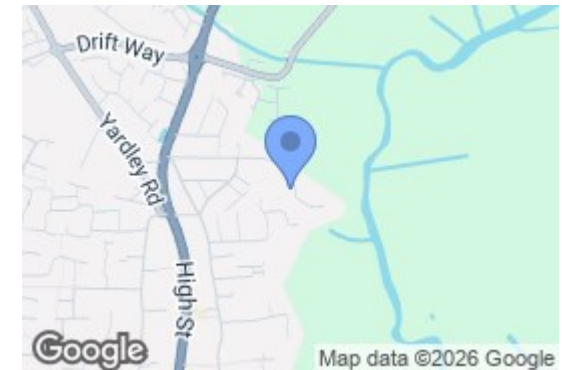
Ground Floor



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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(82 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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