



5 Paddock View, Old Stratford, Northamptonshire, MK19 6BQ

HOWKINS &  
HARRISON

# 5 Paddock View, Old Stratford, Northamptonshire, MK19 6BQ

Guide Price: £600,000

A beautifully presented, high-spec detached family home, constructed in 2018 and located on the edge of Old Stratford in a quiet cul-de-sac. Offering approximately 1,620 sq ft of accommodation, the property enjoys unspoilt countryside views while being just a short stroll from the vibrant market town of Stony Stratford, known for its charming pubs, restaurants, and local shops.

## Features

- High specification, detached family home of approximately 1,620 sq ft
- Four double bedrooms, two with designer Porcelanosa en-suites featuring walk-in showers
- Large, dual aspect sitting room with log burner and oak flooring
- Superb 'live-in' kitchen/family room with Quartz work surfaces and porcelain tiled flooring
- Underfloor heating throughout the ground floor
- Main bathroom also finished to a high Porcelanosa specification
- Cloakroom and utility
- Garage & driveway parking with EV car charger
- Uninterrupted views of open countryside
- Approximately 3 years remaining on NHBC warranty
- EPC Rating: B



## Location

The property is situated within walking distance of the amenities of Old Stratford including a primary school, and approximately one mile from the thriving town of Stony Stratford with its many amenities including shops, bars and restaurants and schools, the nature reserve and walks along the river Ouse.

Situated approximately 6 miles from the centre of Milton Keynes, and with good access to the main arterial roads including the A5/A508, train stations can be found at Milton Keynes and Wolverton offering services to London Euston with journey times of around 35 minutes.

Sporting activities in the area include golf at Whittlebury Hall and Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit!



## Ground Floor

Internally, the oak-floored entrance hall leads to a generous dual aspect sitting room, complete with a log burner. The expansive 'live-in' kitchen/family room features porcelain floor tiles, Quartz work surfaces, and integrated appliances, with doors opening onto the rear garden. Underfloor heating runs throughout the ground floor, ensuring year-round comfort. A cloakroom and utility room complete the downstairs layout.

## First Floor

Upstairs, you'll find four double bedrooms, including a master suite and guest suite, featuring high-end Porcelanosa en-suites with walk-in showers. The main bathroom is similarly styled with Porcelanosa finishes, including a separate bath and walk-in shower.





## Outside

Externally, there is a private driveway, electric vehicle charger, and garage with internal garden access. The immaculately maintained rear garden features a paved seating area and low-maintenance artificial grass. The front garden also offers a tranquil spot to relax and take in the far-reaching views across open farmland.



## Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.





## Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warrantied in any way.

## Services

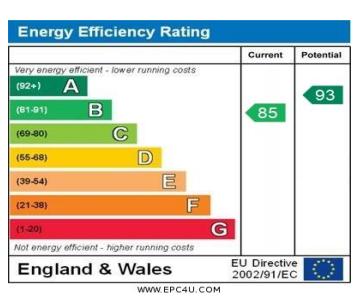
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel:0300-1267000.

## Council Tax Band - F



## Howkins & Harrison

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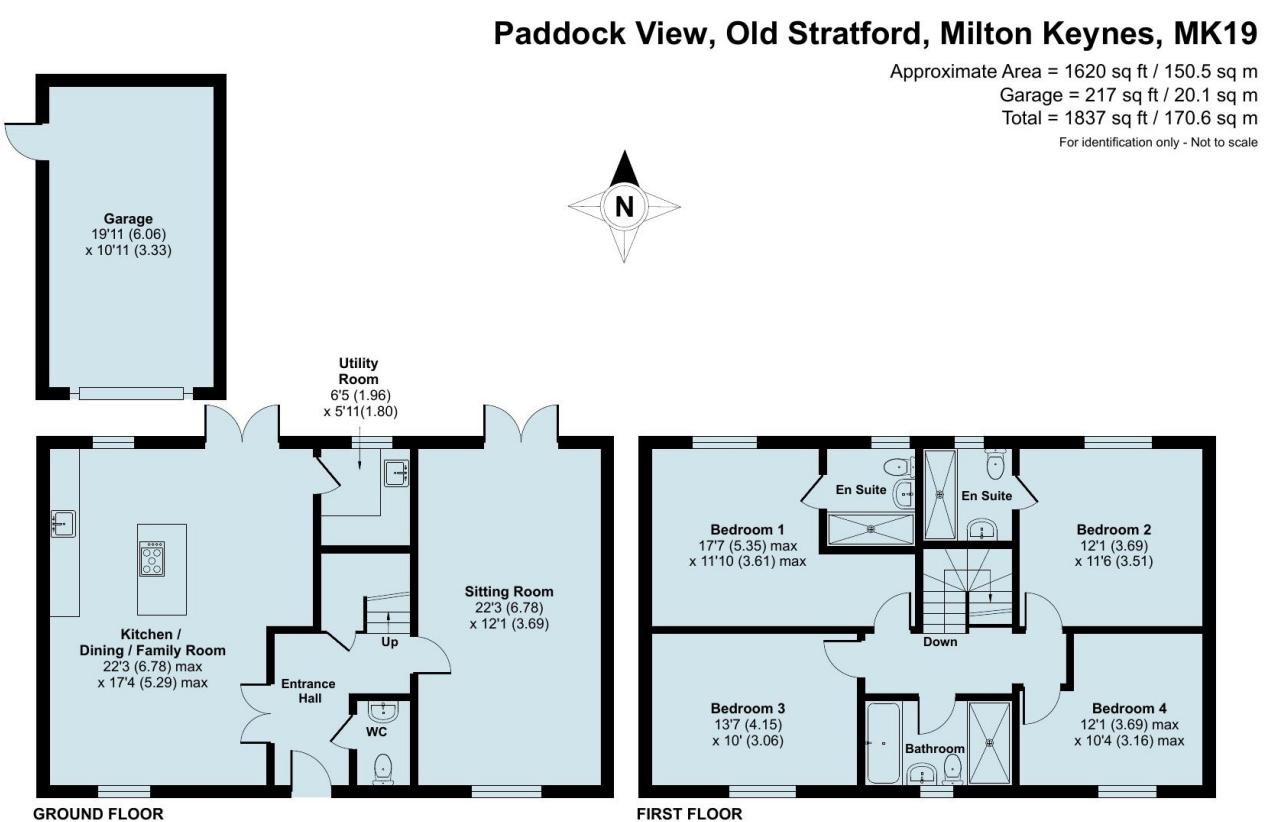
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Howkins & Harrison. REF: 1267877

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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