



18 Ratcliffe Close, Old Stratford, Northamptonshire, MK19 6FL

HOWKINS &
HARRISON

18 Ratcliffe Close
Old Stratford
Northamptonshire
MK19 6FL

Guide Price: £554,000

A modern detached, four bedroom family home, well located at the end of a cul-de-sac, within walking distance of Stony Stratford and all its facilities. The generous accommodation comprises entrance hall, cloakroom, sitting room, dining room, kitchen / breakfast / utility room, master bedroom with en-suite, three further bedrooms and family bathroom. There is driveway parking, a large single garage and a South-Easterly facing garden, benefitting from low maintenance astro-turf.

Features

- Modern detached family home
- Four bedrooms
- Master en-suite & family bathroom
- Sitting room & Dining room
- Kitchen / breakfast / utility room
- Ground floor cloakroom
- Driveway parking
- Large single garage
- Landscaped south-easterly facing garden
- End of cul-de-sac location
- Walking distance to Stony Stratford centre
- EPC Rating: C



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

The storm porch and front door open to the central hallway, with cloakroom off, there is a large sitting room and separate dining room, both with glazed double doors opening into the garden. The comprehensively refitted kitchen has been combined with the utility to provide a multi-functional space.

First Floor

The spacious landing opens to the master bedroom with en-suite, there are three further bedrooms and a family bathroom.





Outside

There is driveway parking for two cars, providing access to the large single garage. Gated access leads to the fully enclosed garden which enjoys a pleasing South-Easterly aspect. The garden has been levelled and has the benefit of low-maintenance astro turf.



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 warranted in any way.

Services

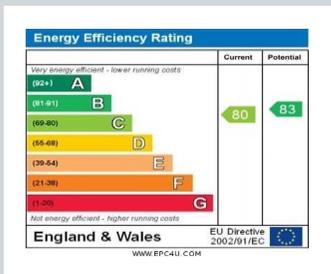
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - E



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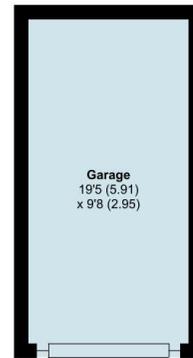
Ratcliffe Close, Old Stratford, Milton Keynes, MK19

Approximate Area = 1238 sq ft / 115 sq m

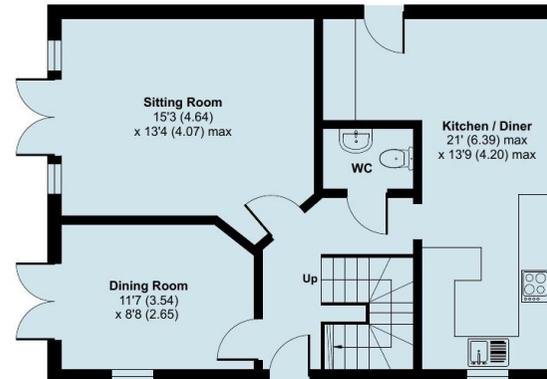
Garage = 188 sq ft / 17.4 sq m

Total = 1426 sq ft / 132.4 sq m

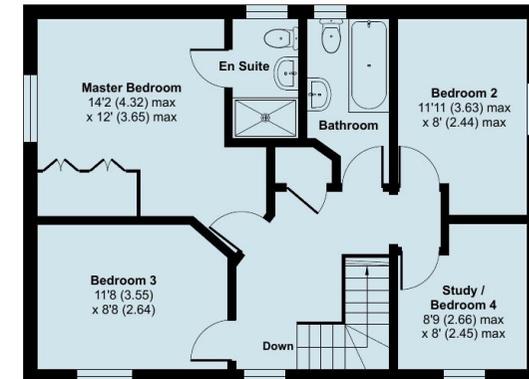
For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2025. Produced for Howkins & Harrison. REF: 1372515

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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