

Harrold Road

, Lavendon, MK46 4HU

FINE & COUNTRY

Orchard House Harrold Road

Lavendon MK46 4HU

A distinctive stone and brick built detached property under a clay tile roof with matching tiling to a decorative canopy on the front elevation. Also witnessed are attractive brick definitions to the double glazed windows which all assist in contributing to an extremely pleasing facade.

The property is thoughtfully designed and can be very flexible in use, ideal as a family home, though can even be utilised to accommodate an elderly relative as a nanny annexe. The accommodation comprises: Reception hall, Cloakroom, Sitting room, Kitchen/dining room, Utility room, a flex room for use as possibly a home office, craft or hobby room, music room, guest room or an internal annex, this is a genuine multi purpose room of spacious proportions. On the first floor there are four double bedrooms and a single bedroom. The master suite has a dressing room and an en suite bathroom, a superb guest bedroom also offers en suite facilities and there is a family bathroom completing the accommodation.

Property walk through

A double glazed entrance door with matching side panels opens into a spacious hallway from where the staircase rises to the first floor. A cloakroom with WC and washbasin in vanity surround stands to one corner of the hallway. Doors off give access to the sitting room with a gas fire inset to a wood surround with a tiled hearth. providing a fine focal point. (The chimney could accommodate an open fire or wood burner). Windows to the front and double doors to the rear allow an excellent flow of natural light. The kitchen/dining room is an expansive room being an ideal meeting place for a family to congregate or for entertaining with a useful direct access to the garden at the rear through the bifold doors allowing you to open up the space to the garden. Apart from being able to accommodate a large table and chairs this room has an island unit which incorporates a breakfast bar. There are a vast array of cupboard units including pan drawers arranged around the "Antico" floored kitchen/dining room which also has an integrated fridge freezer, double oven and hob. Adjacent is a utility room, plumbed for an automatic washing machine. various cupboards are provided and the central heating boiler is discreetly wall mounted within a matching cabinet.

The first floor has a decorative minstrel gallery to its spacious landing. The Master bedroom enjoys a dressing area where there are three twin wardrobes and a convenient recess to accommodate a dressing table. It's bathroom en suite has a panelled bath, integrated wash basin in vanity surround and integrated WC. The Guest bedroom has a shower room en suite with integrated WC and washbasin. Two additional double bedrooms are available and a single room whilst completing the accommodation is a family bathroom with hand held and wall mounted shower fittings in and around the bath providing protection by having a glazed screen.





External description

A gravel driveway is laid to the front of the property providing a turning area and parking. A single garage is accessed from the driveway. Planted borders are located to the boundaries at the front with a gated walkway to the garden at the rear which is of a good size and extremely private. The rear garden is terraced with a large "Pocelanosa" tiled patio at the lower level directly behind the accommodation. The lawn is laid to a higher level within a capped brick built retaining wall. The garden is well supplied with mature planting and trees with an additional patio to one corner. A gateway to the rear opens within metres of a lovely park serving the village.

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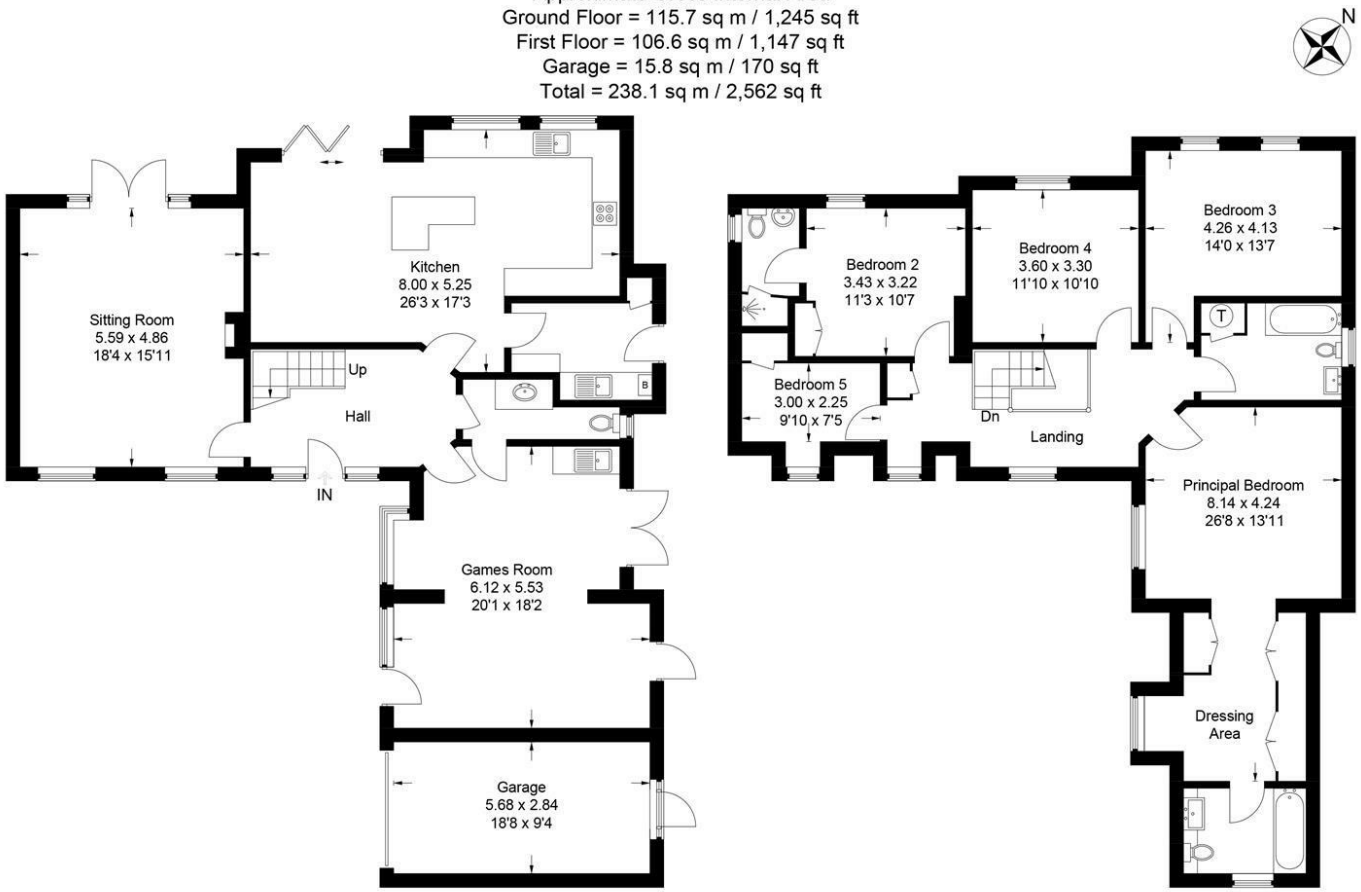








Approximate Gross Internal Area
Ground Floor = 115.7 sq m / 1,245 sq ft
First Floor = 106.6 sq m / 1,147 sq ft
Garage = 15.8 sq m / 170 sq ft
Total = 238.1 sq m / 2,562 sq ft



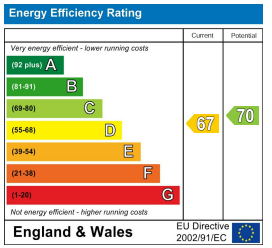
Ground Floor **First Floor**

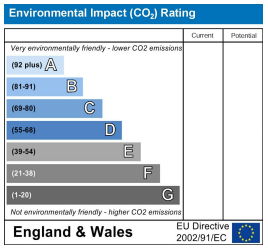
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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