



Breton, Milton Keynes, MK11 1DA



49 Breton
Stony Stratford
Milton Keynes
MK11 1DA

£695,000

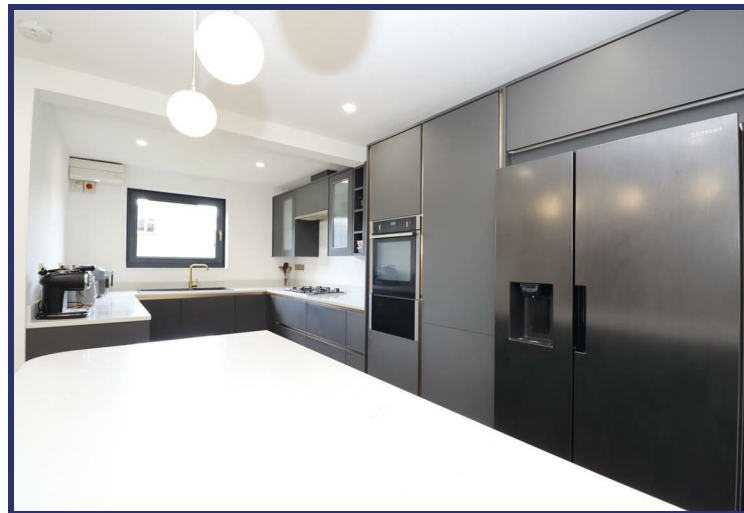
A rare opportunity to purchase a large, extended, 4 bedroom link detached house on a corner plot exceeding 1/4 of an acre, complete with a large garage/workshop of around 850 ft.² in size.

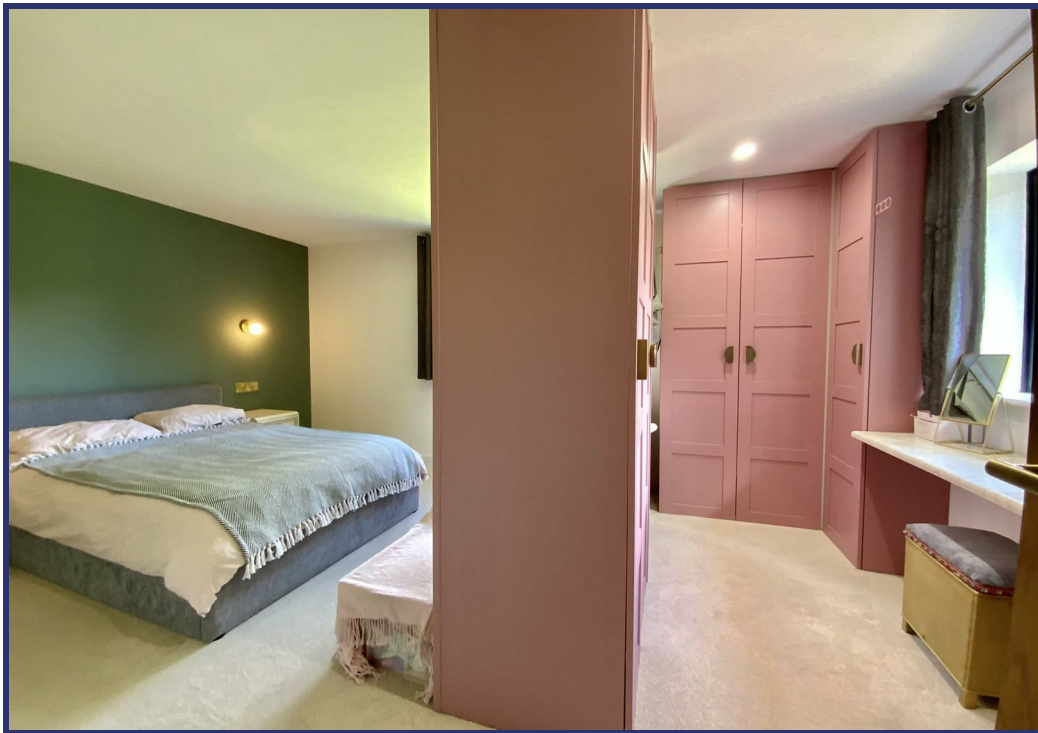
The property has been extended and improved in recent times and offers a genuinely rare opportunity in the town to own a large 4 bedroom detached house, on a large plot with the rare feature of extensive parking for many vehicles and a large garage/workshop – around 850 ft.² in size – offering scope for multiple uses including a potential annex conversion, subject to any necessary consent.

The extensive accommodation comprises an entrance porch, entrance hall, living room, study, large open plan kitchen/dining/family room, utility room and cloakroom. On the first floor, 4 good size bedrooms including a large master suite with en-suite bathroom, plus a family bathroom.

A fabulous home with many features which are rarely available in the town – early viewing is recommended.

- Large Extended Link Detached House
- Large Corner Plot - Exceeding 1/4 of an Acre
- Large Garage/ Workshop - Around 850 ft.²
- Parking for Many Vehicles
- Large Open Plan Kitchen/ Family/ Dining Room
- 2 Further Reception Rooms
- 4 Good Size Bedrooms
- 2 Bath/ Shower Rooms + Cloakroom
- Scope for Annex/ Gym etc
- Solar Panels





Ground Floor

The entrance porch has a door to the entrance hall.

A cloakroom has a suite comprising WC and wash basin.

A porch leads to the entrance hall with wood-block flooring, stairs to the first floor and doors to most rooms.

The living room is a dual aspect with a window to the front and French doors opening to the rear garden.

The heart of this home is a large open plan kitchen/dining room/family room - a light and spacious area with windows to the front, rear and triple bi-fold doors opening to the rear garden. The kitchen area has an extensive range of handle-free units to floor and wall levels to include larger cupboards, a 1 1/2 bowl sink unit and a range of integrated appliances to include two ovens, a warming drawer, 5 ring gas hob, extractor hood, drinks fridge and dishwasher. Housing for a side-by-side fridge/freezer. Quartz worktops to include a central island with a breakfast bar. The remainder of the room is flexible in its layout with plenty of space for furniture to include dining table, sofas chairs etc.

A large utility room has a range of floor level units, work top and a one and a half bowl sink unit. Space and plumbing for a wash washing machine and tumble dryer, gas central heating boiler and overhead lantern window. Doors to the store and rear garden. This room is large enough to reconfigure into a reception room should you prefer.

First Floor

The landing has a window to the rear, access to the loft, and doors to all rooms.

Bedroom 1 is a large suite comprising a double bedroom, dressing area with a range of fitted wardrobes and a dressing table and a large en-suite bathroom. The bathroom has a four piece suite comprising a WC, deck mounted wash basin on a wall mounted vanity stand, a large deep Japanese style bath with fountain tap, and a double size shower cubicle.

Bedroom 2 is a large double bedroom located to the front.

Bedroom 3 is a double bedroom located to the front with a recess ideal for wardrobes.

Bedroom 4 is located to the front.

The family bathroom has a white suite comprising WC, wash basin and bath with mixer tap shower over. Window to the rear. Heated towel radiator.

Garage/ Workshop

One of the many highlights of this property is a Large brick built garage – around 850 square ft.² in size and measuring 42'8" 19'11". (13m x 6.07m) Brick construction with a pitched tiled roof, loft storage, power and light, and access by two sets of double doors and a pedestrian door. A dream garage for petrol-heads, those needing space for hobbies, a gym, or even offering scope to turn into a detached annex, subject to necessary consent..

Gardens

A large corner plot exceeding 1/4 of an acre in size a large frontage comprising lawns, and a tarmac driveway providing extensive parking for Mini vehicles leading to the garage and extending to the rear garden gardens are enclosed by hedge. Large rear gardens are mainly laid to lawn with beds and borders patio and a greenhouse enclosed by hedge and mature hedge and shrubbery - giving a high degree of privacy.

Heating & Solar Panels

The property has gas to radiator central heating. PV Solar panels on a feed in tariff - producing an annual income

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: E

Location - Stony Stratford

An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

Note for 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 under take 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 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

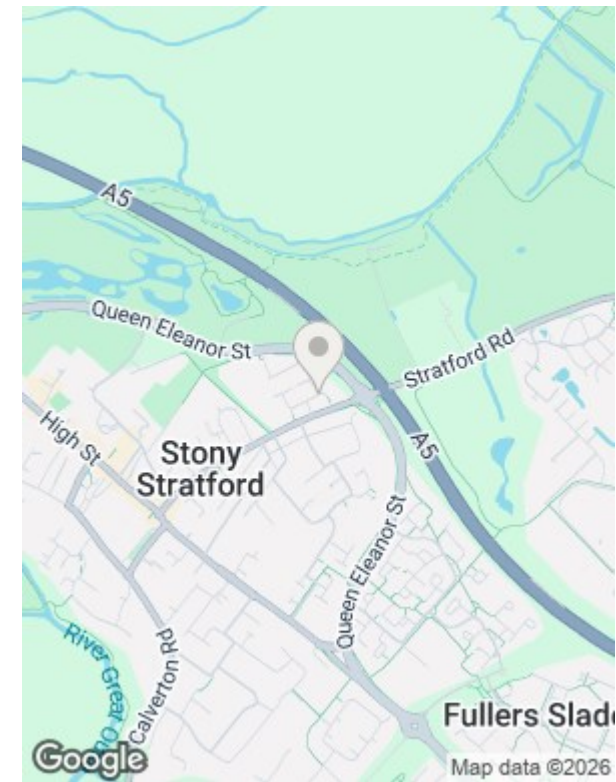
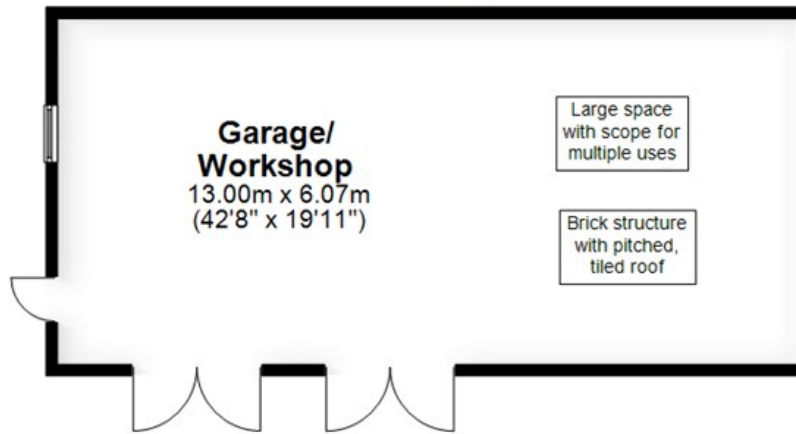
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.





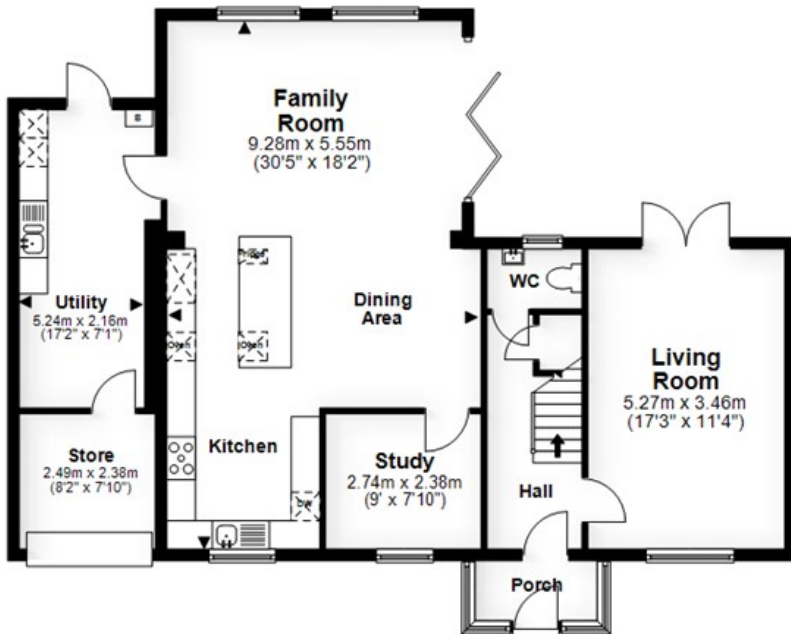


Garage/ Workshop
Approx. 78.9 sq. metres (849.4 sq. feet)



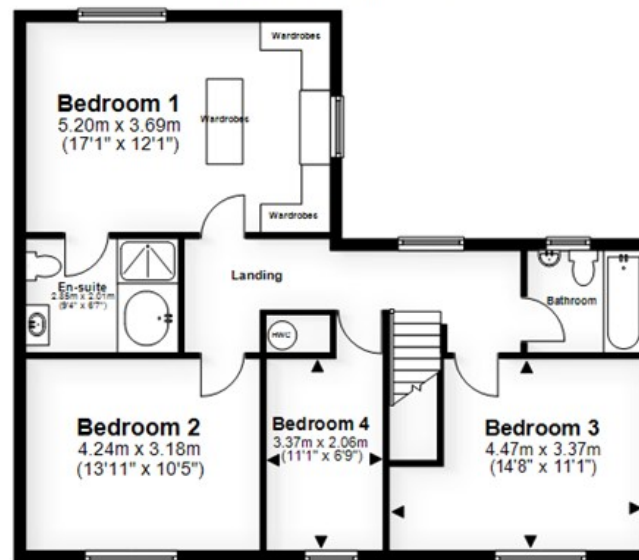
Ground Floor

Approx. 100.3 sq. metres (1079.1 sq. feet)



First Floor

Approx. 78.0 sq. metres (839.2 sq. feet)



Total area: approx. 257.1 sq. metres (2767.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

- 01908 561010
- stony@carters.co.uk
- carters.co.uk
- 59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

