



Fox Lane | Drayton Parslow | Milton Keynes | MK17 0FL

Offers In Excess Of £475,000

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Located on the sought-after Fox Lane in the popular village of Drayton Parslow, this attractive three-bedroom home offers spacious and well-presented living accommodation throughout. Highlights include a welcoming sitting room with wood-burning stove, a modern social kitchen/breakfast room, dining room, cloakroom, en-suite to the principal bedroom, three good size bedrooms, garage, driveway parking and a beautifully maintained private rear garden with patio and lawn, perfect for family living and entertaining.

- Attractive modern family home situated in the desirable village of Drayton Parslow.
- Sitting room featuring a charming brick-built fireplace with inset wood-burning stove.
- Separate dining space providing an excellent entertaining area, with French doors opening onto the garden.
- Three generous bedrooms, including a large principal bedroom with en-suite shower room.
- Enjoying a pleasant position at the end of a cul-de-sac with attractive kerb appeal and landscaped front garden.
- Kitchen/breakfast room fitted with integrated appliances and extensive work surfaces.
- Entrance porch providing space for coats and shoes as well as access to the downstairs cloakroom and sitting room.
- Enclosed private rear garden with patio seating area, lawn and established borders.

Welcome to Fox Lane

Situated within the sought-after village of Drayton Parslow, this attractive home enjoys a pleasant position on Fox Lane. The property benefits from a private driveway, garage and well-maintained front garden.

Porch

A welcoming entrance porch provides access to the downstairs cloakroom and leads through to the sitting room.

Downstairs Cloakroom

The downstairs WC is positioned by the front door for convenient access and is well fitted with a low level WC and wash hand basin.

Sitting Room

18'11" x 14'11" (5.77 x 4.55)

The sitting room is a welcoming reception room, centred around an attractive brick-built fireplace with a wood-burning stove and solid oak mantel. Generous in size, the room offers ample space for a range of seating arrangements and benefits from a large front-facing window. Finished with wood-effect flooring and neutral décor, this comfortable living area provides an ideal setting for both relaxing and entertaining.





Kitchen/Breakfast Room

18'9" x 10'4" (5.74 x 3.17)

The kitchen/breakfast room is a superb open-plan space, appointed with a comprehensive range of contemporary shaker-style wall and base units complemented by contrasting granite work surfaces and matching upstands. The kitchen is equipped with integrated appliances, including double ovens, and benefits from a central breakfast bar providing additional preparation space and casual dining.

Dining Room

20'8" x 8'11" (6.32 x 2.72)

The dining room forms part of the heart of the home, offering excellent space for a large family dining table and additional furniture. Flooded with natural light from windows and French doors opening onto the rear garden, the room provides an ideal setting for both everyday family meals and entertaining guests. Open to the kitchen and breakfast area, the space creates a sociable and versatile environment with ample room for dining.

Garden

The property enjoys a well-maintained and fully enclosed rear garden, predominantly laid to lawn and bordered by a variety of shrubs, planting and established flower beds. A paved patio adjoins the house and provides an ideal space for al fresco dining, with direct access from the kitchen and dining area.

Principal Bedroom

20'11" x 11'8" (6.38 x 3.56)

Bedroom one is an impressive principal bedroom, offering ample space for a king-size bed and a range of additional furniture.

Ensuite

Bedroom one's en-suite is a modern and well-appointed en-suite serving the principal bedroom, featuring a spacious shower enclosure, a WC and pedestal wash hand basin.

Bedroom Two

14'9" x 8'11" (4.52 x 2.72)

Bedroom two is a generous double bedroom with ample space for a double bed and freestanding furniture. The room benefits from a large window allowing plenty of natural light.

Bedroom Three

10'0" x 7'10" (3.05 x 2.39)

Bedroom three is a well-proportioned bedroom. The room benefits from a window overlooking the surrounding area, allowing for plenty of natural light.

Family Bathroom

The bathroom is finished to a high standard, featuring a full-sized panelled bath with handheld shower attachment, a separate walk-in shower enclosure with mosaic detailing, a modern WC and pedestal wash hand basin.

Local Area

Drayton Parslow is a picturesque Buckinghamshire village that offers a peaceful rural lifestyle with a welcoming community. At its heart is The Three Horseshoes, a traditional pub, and a village hall that hosts social events, clubs, and sports activities, including local football and cricket teams. Families benefit from a well-regarded primary school in the village, with secondary schools, including grammar and independent options, available in nearby Bletchley and Milton Keynes. For everyday essentials, a convenience store is just five minutes away in Newton Longville, while larger supermarkets, shops, and entertainment can be found in Bletchley (10 minutes) and Milton Keynes (20 minutes). Commuters enjoy excellent transport links, with Bletchley train station offering direct services to London Euston in under 40 minutes, and easy access to the A421, A5, and M1 for road travel. Regular bus services also connect the village to nearby towns, providing convenience while maintaining its unspoiled, village charm.

Material Information

About the property;

Council Tax Band: E (Aylesbury Vale Council)

Construction Materials: Traditional

Utilities;

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Mains

Broadband:

Broadband speed:

Mobile coverage:



Approximate Gross Internal Area
 Ground Floor = 55.2 sq m / 594 sq ft
 First Floor = 54.9 sq m / 591 sq ft
 Total = 110.1 sq m / 1,185 sq ft



Floor

First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>90</p> <p>79</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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