# Woodpits

, Olney, MK46 5NE

FINE & COUNTRY

# 19 Woodpits

Olney MK46 5NE

An elegant town house with accommodation arranged over three levels whilst being quietly located towards the end of a cul de sac. The property has 5 double bedrooms and a study with en suite facilities to three of the bedrooms. A splendid addition to the property has been the impressive dining room with its distinctive lantern roof and bi-fold doors, a room flooded with natural light to further enhance its inherent charm.

The accommodation comprises: Reception hall, Cloakroom, Lounge, Playroom, Kitchen, Utility room, Dining room, Three double bedrooms, family bathroom and a study on the first floor, the Master Bedroom having a dressing area and en suite shower room. On the second floor there are two double bedrooms each with an en suite facility.

## Property walk through

Steps up at the front of the property lead to the main entrance door which opens into a very spacious hallway. From the hallway there are doors off to all principal rooms and access to the Cloakroom which has a wash basin inlaid to a vanity surround and WC. The lounge is generously proportioned with a glass fronted hole in the wall fireplace creating an interesting focal point in the centre the room. A walk in bay window is located to the front elevation and double glazed patio doors with matching side panels opening to the garden at the rear. Wall light points are arranged around the room. The playroom is on the opposite side of the hall and again has an attractive walk in bay window and laminated flooring. The kitchen which leads into the dining room extension is well served for cupboard space with units to base and high levels. There are useful spaces to house both a "Range" style cooker and a fridge freezer, the cooker having an extractor hood over. A breakfast bar forms part of the fitted kitchen. Adjacent is a utility room, plumbed for an automatic washing machine with a wall mounted cabinet housing the gas fired boiler which serves the central heating systems. The dining room is a stunning addition to the property, open to the kitchen with a delightful lantern roof and bathed in natural light from the double glazed windows and bi-fold doors which access the garden. Ascending to the first floor and from its spacious landing find an excellent Master suite, two further bedrooms family bathroom and study. The splendid Master suite has a dressing area with fitted wardrobes and an en suite bathroom comprehensively fitted with a four piece suite of panelled bath, wash basin in vanity surround, WC and a shower cubicle. The two additional bedrooms on this floor are both double bedrooms. The study is located to the front elevation and completing the accommodation on this floor is the family bathroom having a bath with shower attachments, a WC and wash basin.
A further staircase rises to the second floor and two further double bedrooms both with en suite shower rooms. There are several useful storage cupboards built into the eaves both in the bedrooms and on the landing.

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## Outside

Steps up at the front to the entrance door with flower borders to either side. A well screened vegetable garden lies to the side of the property producing fruit, flowers and some foodstuffs. A double width garage, boarded and insulated , stands to the rear also off road parking. The garden to the rear has a paved patio and a raised lawn bisected by a footpath with planting to the borders. The footpath leads to the garaging and a gated rear access. Lighting is subtly arranged around the garden.

## Disclaimer

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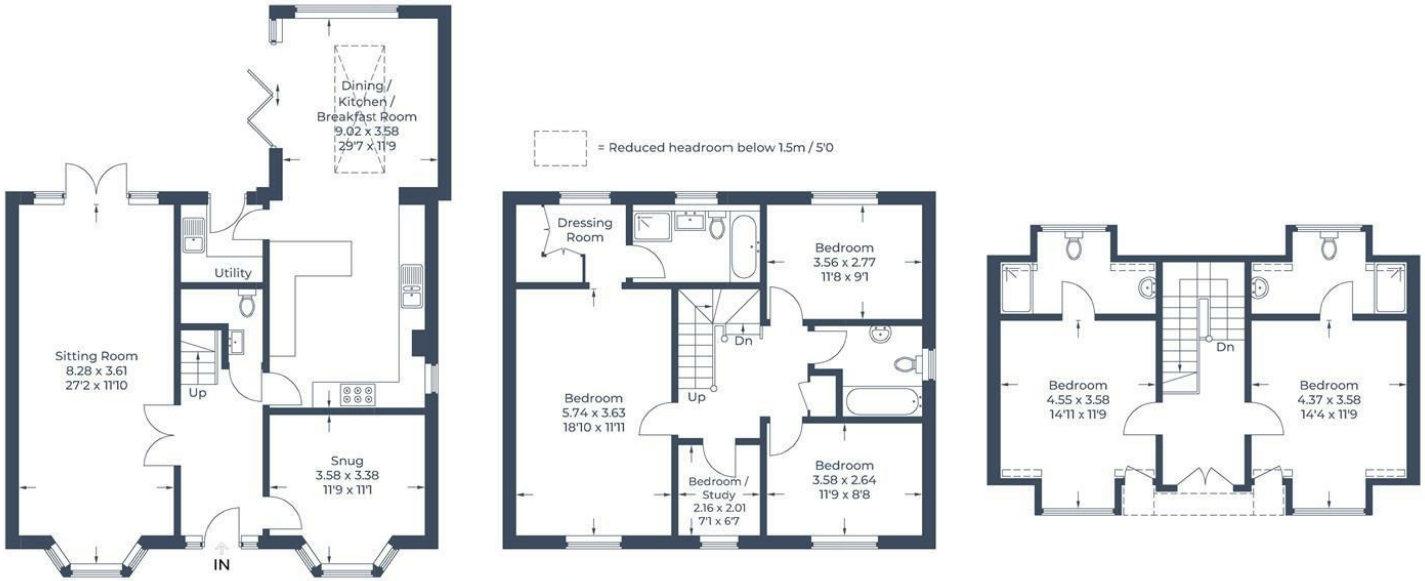
Buyers will also be asked to provide full proof off, and source of, funds - full details of acceptable proof need to be provided upon receipt of your offer.

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.

Approximate Gross Internal Area
Ground Floor = 90.3 sq m / 972 sq ft
First Floor = 71.9 sq m / 774 sq ft
Second Floor = 52.0 sq m / 560 sq ft
Total = 214.2 sq m / 2,306 sq ft




**Ground Floor** **First Floor** **Second Floor**

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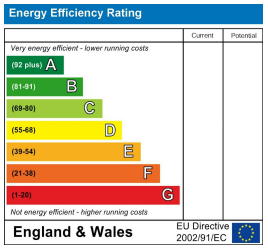


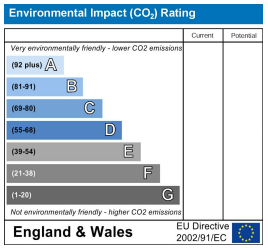



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