

High Street

, Olney, MK46 4BE

FINE & COUNTRY

108 High Street

Olney MK46 4BE

We are delighted to be favoured with instructions to market this impressive and beautifully proportioned family home, offering generous, well balanced accommodation in an enviable position. Thoughtfully designed for modern family living, the property combines scale, comfort and versatility, all advantaged by having the convenience of a prime High Street location in this much sought after market town.

The accommodation comprises: Entrance lobby, two reception rooms, Kitchen/dining room, Utility room, Cloakroom, Three first floor bedrooms, one with en suite facilities, Family bathroom. The stunning Master bedroom is located on the second floor in the company of a superb en suite shower room and dressing room. Enclosed gardens to the rear.

Property walk through

The entrance door opens to a lobby area with doors off to both reception rooms. On one side is a comfortable lounge with an "Adams" style fireplace set into a wooden surround with built in cabinets to either side and under the window. On the other side of the lobby is a comfortable sitting room linked to the centrepiece of the house, the impressive kitchen/breakfast room with its extensive glazing along the rear elevation and bifold doors opening to the garden. A superb entertaining area for family gatherings or having friends to dinner, allowing convenient freedom of movement between the interior and the exterior. The state of the art kitchen has a 4 hob gas ring with an extractor over, 2 "Lamona" ovens, an integrated fridge freezer and dishwasher. Adjacent to the kitchen are a utility room and cloakroom. The kitchen, sitting room and snug have heating zones so not all those rooms need to be heated at the same time.

First floor

A useful landing space with an additional staircase rising to the second floor. Doors lead off to three bedrooms one of which has an en suite shower room with integrated appliances. The family bathroom is located on this landing.

On the second floor is the Master bedroom, a very impressive room of generous proportions and providing attractively designed built in wardrobes, a dressing area and en suite shower room. This room also has a lot of storage in the eaves with lighting.

Outside

A sheltered and secluded garden is located to the rear with an extensive area of stone patio fronting a well tended lawn. With the bi fold doors fully open ingress and egress to the property is effortlessly achieved.





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. Some items may be available subject to negotiation with the Vendor.

Notice to 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 undertake 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.









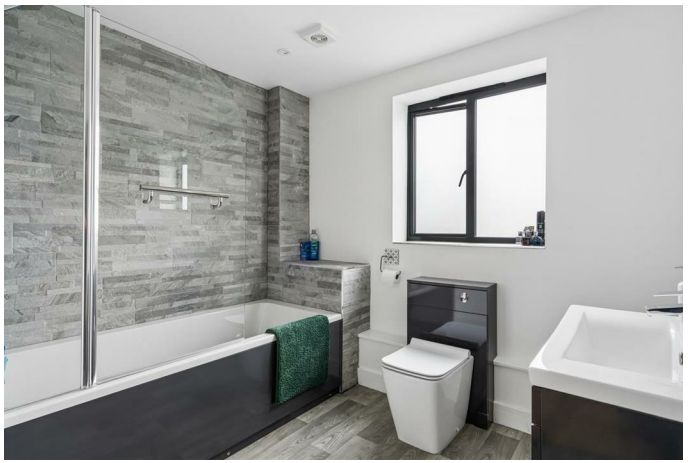








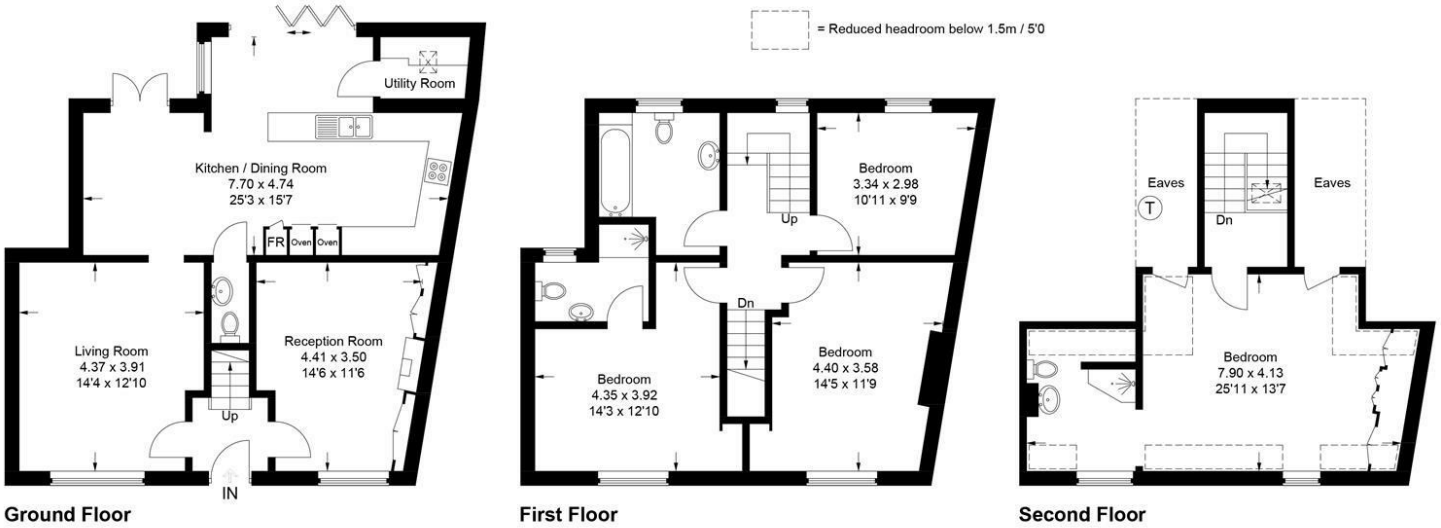




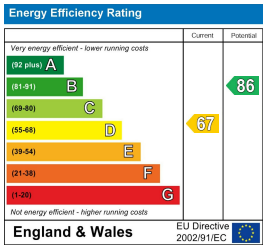


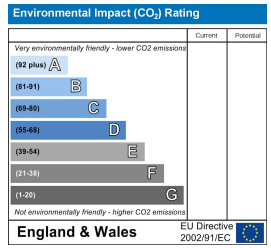
Approximate Gross Internal Area
Ground Floor = 71.0 sq m / 764 sq ft
First Floor = 61.6 sq m / 663 sq ft
Second Floor = 35.3 sq m / 380 sq ft
Total = 167.9 sq m / 1,807 sq ft











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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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