



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 of 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.





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

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.

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.

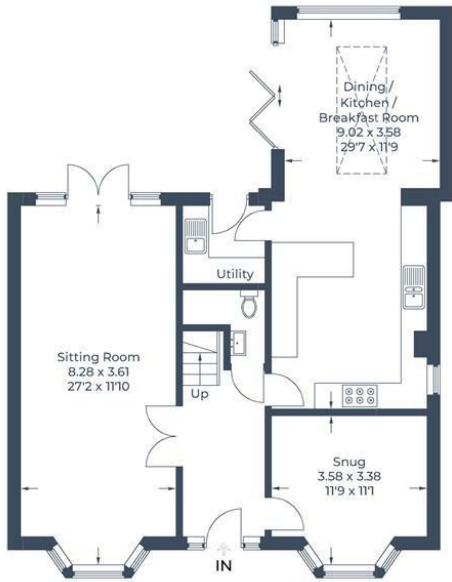




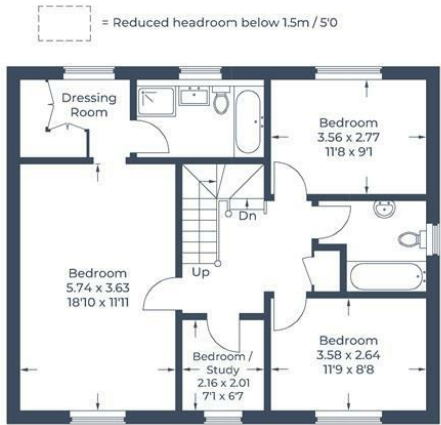




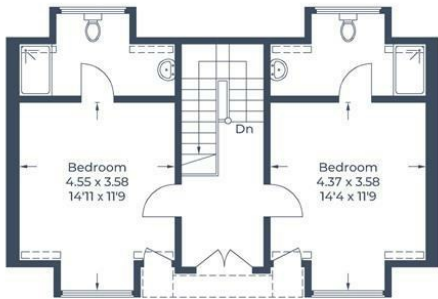
Approximate Gross Internal Area
Ground Floor = 90.3 sq m / 972 sq ft
First Floor = 71.9 sq m / 774 sq ft
Second Floor = 52.0 sq m / 560 sq ft
Total = 214.2 sq m / 2,306 sq ft



Ground Floor



First Floor



Second Floor

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
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(82 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



1 Silver End, Olney,
Bucks MK46 4AL
01234 975999 olney@fineandcountry.com
www.fineandcountry.co.uk