



Mill Road, Whitfield, Brackley, Northamptonshire, NN13

Guide Price £349,950 Freehold

Ground Floor: Entrance Porch, Entrance Hall, Kitchen/Breakfast Room, Sitting/Dining Room, 3 Bedrooms, Shower Room. First Floor: Master Bedroom, Dressing Area, Bathroom. Outside: Front Garden with Driveway Parking, Attached Garage, Enclosed Rear Garden.



Description

Situated to the edge of this well placed village and presented in superb decorative order, this is a detached modern 4 bedroom family home with the potential to enlarge, subject to the necessary consents. The property has been recently refurbished to a high standard to include a fitted Alno kitchen with AEG appliances, granite worksurfaces and ceramic tiled floor, refitted bathroom with Jacuzzi corner bath and refitted shower room with large walk-in shower, replacement solid wood doors and oak flooring to the entrance hall and dining area. To the ground floor there is the kitchen/breakfast room, sitting/dining room, cloaks cupboard, three bedrooms and the shower room. Bedroom 3 is currently used as a study and benefits from French windows out into the garden. To the first floor there is a great master bedroom suite with large double aspect bedroom, dressing area with fitted wardrobes and a modern bathroom with Jacuzzi bath. The adjoining garage has a mezzanine floor which is currently used for storage but could be used as utility room and the large roofspace could be converted to additional accommodation, subject to survey and necessary consents.

Situation

Situated in South Northamptonshire, Whitfield is a small village with a variety of houses, a church, a village hall and a pub. Nearby is Whitfield Racecourse, a superb venue for Point-to-Point Racing. The village is very conveniently placed for transport links being located close to the A43 and equidistant from the M1 and M40 motorways. Rail services to London Marylebone can be found at Bicester and to London Euston at Milton Keynes. For shopping and other recreational facilities, the market towns of Buckingham and Brackley are nearby. Slightly further afield are Banbury, Bicester and Milton Keynes.

Outside

To the front of the property is a well-kept front garden, laid mainly to lawn with mature hedge boundaries and shrub borders and driveway parking which leads to the garage. To the rear is a good size enclosed garden, again laid mainly to lawn, with mature shrub borders and a large patio, overlooking a ménage, stabling and paddocks beyond.

Local Authority

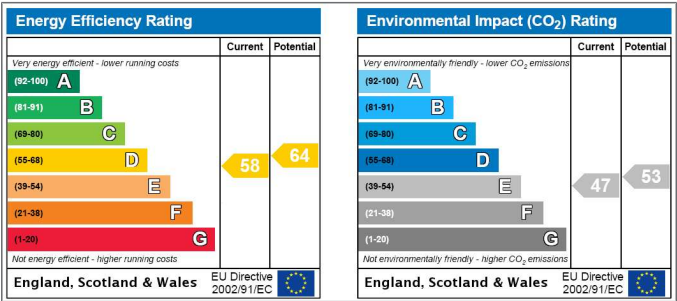
South Northants District Council 0845 2300226

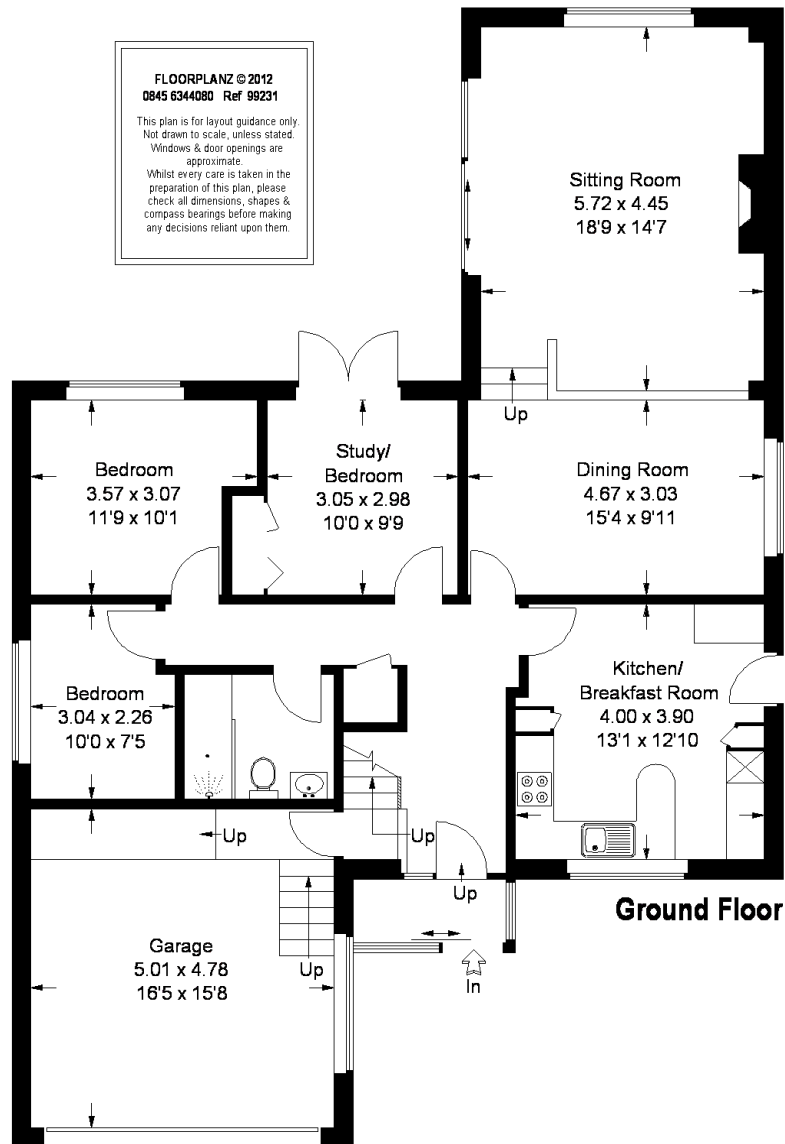
Tenure

Freehold.

Additional Information

Services: Mains Electricity, Water and Drainage. Oil Fired Central Heating. Council Tax Band E.

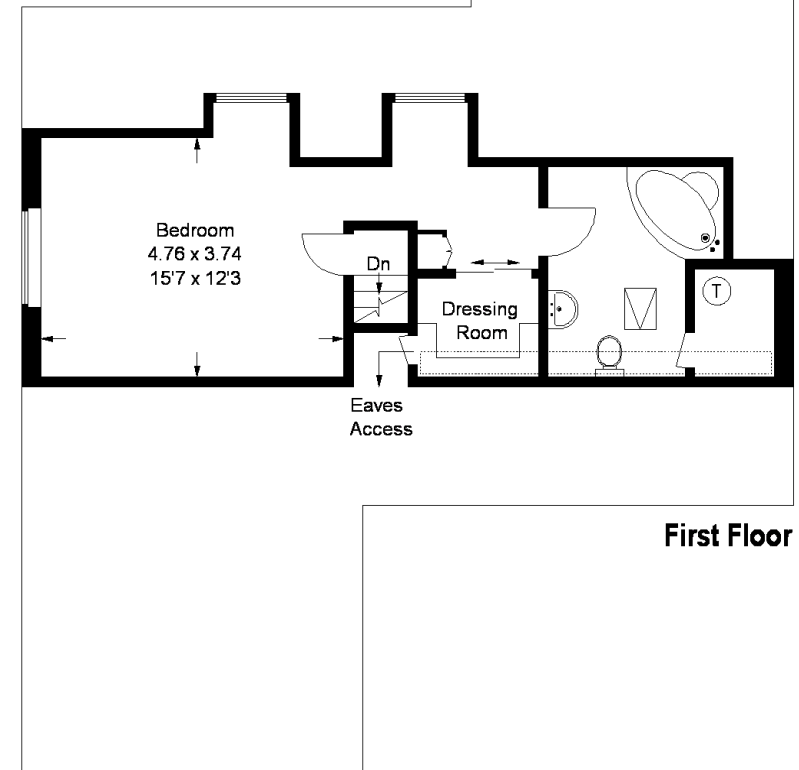
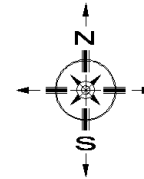




Mill Road, Whitfield

= Reduced headroom below 1.5 m / 5'0"

Approximate Gross Internal Area :-
173 sq m / 1862 sq ft (Including Garage)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



Viewing strictly by appointment only.

Hamptons Buckingham
Old Town Hall, Market Square
Buckingham, MK18 1NJ

Sales. 01280 815 050
buckingham@hamptons-int.com

www.hamptons.co.uk

1301091659

HAMPTONS
INTERNATIONAL