



Phoebes Orchard | Stoke Hammond | Buckinghamshire | MK17 9LW

Offers In Excess Of £625,000

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An impressive five-bedroom family home in the sought-after Buckinghamshire village of Stoke Hammond positioned on a quiet popular cul-de-sac. Offering generous and versatile living accommodation including multiple reception rooms, a well-equipped kitchen, utility room, principal bedroom with en-suite, four further bedrooms and family bathroom. Outside, the property enjoys a private garden ideal for the growing family backing onto a privately owned paddock, together with a detached double garage and large driveway, all within easy reach of local amenities and excellent transport links.

- An impressive five-bedroom detached family home available for the first time in over 30 years.
- Generous and versatile living space with three reception rooms.
- Well-equipped kitchen with adjoining utility room.
- Four further bedrooms and a family bathroom.
- Situated in the sought-after village of Stoke Hammond on a quiet cul-de-sac.
- Separate dining room, living room and study.
- Principal bedroom with built-in wardrobes and en suite.
- Mature rear garden a fantastic size for a growing family.

Welcome to Phoebes Orchard

A detached family home situated within Phoebes Orchard in the village of Stoke Hammond. The property has a mix of brick and rendered elevations, with a block-paved driveway providing off-road parking and access to the double garage. Mature hedging borders the frontage, with a covered arched entrance leading into the home.

Entrance Hall

The front door opens into a central entrance hall, with the staircase rising to the first floor. The hall provides access to the sitting room, study and cloakroom, with the dining room and kitchen positioned beyond.

Sitting Room

18'5" x 11'8" (5.63 x 3.56)

The sitting room extends to approximately 18'6" x 11'8", with windows to the front and French doors opening onto the rear garden. A brick fireplace with timber mantel and open fire forms the main focal point of the room, with ceiling cornicing completing the space.

Dining Room

11'3" x 10'0" (3.44 x 3.05)

The dining room is positioned to the rear of the property, with a wide window overlooking the garden. There is space for a large dining table and additional furniture, with ceiling cornicing and a dado rail.





Kitchen

12'7" x 8'8" (3.84 x 2.66)

The kitchen is fitted with a range of wall and base units with work surfaces and tiled splashbacks. There is space for a breakfast table, along with integrated cooking appliances and space for a dishwasher. A window above the sink overlooks the rear garden, while recessed ceiling lighting and a tiled floor complete the room.

Study

12'4" x 9'3" (3.77 x 2.84)

The study is positioned at the front of the property and provides a separate, versatile reception room suitable for use as a home office, play room or additional sitting room. A window to the front provides natural light, with ceiling corning and a dado rail.

Utility Room

The utility room is fitted with base units, a work surface and sink, with space for a washing machine. The wall-mounted boiler is also housed here, and a glazed door provides side access to the outside.

Downstairs Cloakroom

The downstairs cloakroom is fitted with a WC and pedestal wash basin, with a window providing natural light.

Principal Bedroom

15'7" x 14'2" (4.76 x 4.32)

The principal bedroom is a spacious double bedroom with a large window providing natural light and two sets of fitted wardrobes.

Ensuite

The principal room also benefits from a private en-suite shower room, fitted with a shower enclosure, pedestal wash basin and WC, with an obscured window.

Bedroom Two

11'11" x 11'8" (3.64 x 3.58)

Bedroom two is a double bedroom with a window overlooking the rear and views towards the adjoining green space. The room also benefits from two fitted wardrobes and ceiling corning.

Bedroom Three

11'4" x 10'5" (3.46 x 3.19)

Bedroom three is a double bedroom with a window to the rear, providing views towards the adjoining green space. The room also includes a fitted wardrobe as well as ample space for further bedroom furniture.

Bedroom Four

9'1" x 7'9" (2.79 x 2.37)

Bedroom four is a large single bedroom with a window to the rear overlooking the garden. The room provides space for a bed and additional bedroom furniture/wardrobes.

Bedroom Five

7'9" x 6'5" (2.37 x 1.96)

Bedroom five is a further single bedroom currently arranged as a home office, with a window providing natural light. The room could also be used as a nursery or dressing room.

Family Bathroom

The family bathroom is fitted with a panelled bath with traditional-style taps, a pedestal wash basin and WC. White tiled surrounds are complemented by soft yellow walls, while a frosted window provides natural light and privacy.

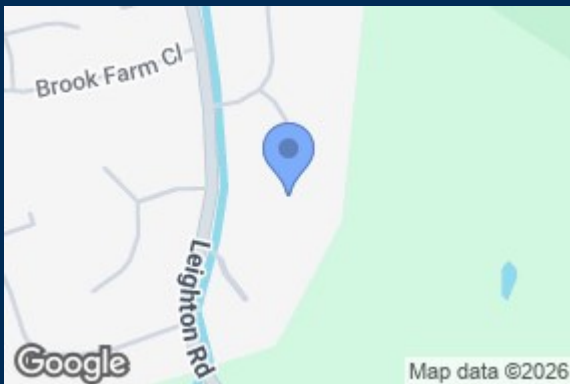
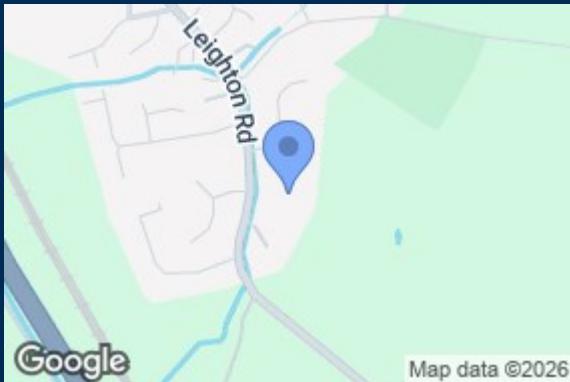
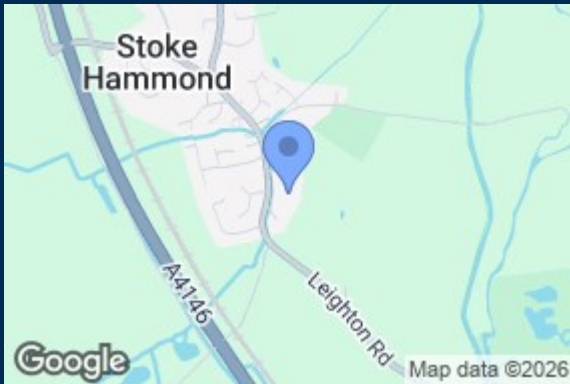
Double Garage

17'8" x 17'2" (5.39 x 5.25)

The property also benefits from a detached double garage, providing excellent secure parking and useful additional storage space. This offers plenty of flexibility for vehicles, bikes, garden equipment or workshop use.

Garden

The rear garden is predominantly laid to lawn and enclosed by timber fencing and brick walling, with mature trees and established shrubs providing screening. Paved seating areas provide space for outdoor furniture, with French doors opening directly from the sitting room. The garden backs onto a privately owned paddock, adding to the more open setting at the rear.



Approximate Gross Internal Area
 Ground Floor = 74.3 sq m / 800 sq ft
 First Floor = 74.6 sq m / 803 sq ft
 Garage = 28.5 sq m / 307 sq ft
 Total = 177.4 sq m / 1,910 sq ft



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 (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
60	65		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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