East Field | Great Horwood | Milton Keynes | MK17 0FN

Asking Price £360,000

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We are delighted to present this beautifully presented five year old home in the heart of Great Horwood, offering a large lounge, modern kitchen, two double bedrooms, two bathrooms as well as a landscaped garden and outdoor office. Carport with electric car charger and parking for two cars. Excellent road connections, future rail links as well as being convenient for Milton Keynes, Leighton Buzzard and Aylesbury, ideal for quieter village life with commuter convenience.

- A five year old modern home in the popular village of Great Horwood. Five years new home guarantee remaining.
- Modern fitted kitchen with practical layout, ample storage and worktop space.
- Two larger than average double bedrooms, including a principal bedroom with en-suite.
- Low maintenance landscaped rear garden with decking and seating areas.
- Light and spacious sitting room with French doors opening to the garden.
- Welcoming entrance hall with downstairs cloakroom and staircase to first floor.
- Car port providing parking for two cars with electric (EV) car charger.
- Detached summer house/garden room ideal for a home office, gym or studio.

Welcome to East Field

The property is attractively positioned with a smart brick-paved frontage providing off-road parking. Immediately adjacent is a car port, offering sheltered parking for two vehicles and fitted with an EV charging point. In addition, there is a further allocated parking space to the front, ensuring ample parking for residents and visitors alike.

Entrance Hall

A welcoming entrance hall is finished in a clean, modern style with light flooring, that enhances the sense of space. The hall provides direct access to the kitchen, a ground floor cloakroom/WC, and the staircase rising to the first floor. A doorway also leads into the generous sitting/dining room, creating a natural flow ideal for both everyday living and entertaining.

Kitchen

11'6" x 7'8" (3.53 x 2.34)

A stylish and well-appointed contemporary kitchen fitted with a range of sleek, high-gloss wall and base units providing excellent storage, complemented by generous worktop space and subtle under-cabinet lighting. Integrated and quality appliances include a built-in oven, gas hob with stainless steel extractor, and space for further appliances including fridge freezer/dishwasher/washing machine, making it ideal for everyday cooking and entertaining. A window to the front aspect allows natural light to fill the room.

Sitting/Dining Room
14'9" x 14'2" (4.52 x 4.32)
A generous and beautifully presented sitting/dining room forming the heart of the home, offering a versatile open-plan layout ideal for both relaxing and entertaining. The room is filled with natural light and benefits from double French doors opening directly onto the rear garden, creating a seamless indoor-outdoor connection. There is ample space for a comfortable seating area as well as a dedicated dining table.

Downstairs Cloakroom
The entrance hall also benefits from a conveniently located downstairs WC that is fitted in a modern style, benefitting from a frosted window to the front aspect for natural light.

Principal Bedroom
13'1" x 9'1" (3.99 x 2.77)
A generously proportioned and beautifully presented principal bedroom. The room enjoys pleasant open views via a well-positioned window, allowing natural light to fill the space. There is ample room for a double bed and additional bedroom furniture, complemented by fitted sliding-door wardrobes providing excellent storage.

Ensuite
A modern and well-appointed en-suite shower room, fitted with a fully tiled shower enclosure, contemporary white sanitary ware and a chrome heated towel rail. The space is finished in a clean, neutral palette and benefits from natural light via an obscured window for light and ventilation.

Bedroom Two
14'6" x 8'11" (4.44 x 2.74)
A well-proportioned and versatile second double bedroom, ideal for guests, family members or use as a home office. The room benefits from a bright window outlook, allowing plenty of natural light to enhance the neutral décor. There is ample space for a double bed and additional storage furniture.

Bathroom
A stylish and well-appointed family bathroom finished to a modern standard, featuring a panelled bath with glazed shower screen and shower over, contemporary white sanitary ware and a sleek vanity unit with integrated storage. The room is complemented by tasteful tiling, a wall-mounted mirror and quality fittings throughout.

Garden
A beautifully arranged and low-maintenance rear garden, designed with both relaxation and entertaining in mind. The garden features a raised composite decking area, ideal for outdoor seating and socialising, complemented by gravelled sections and an area of artificial lawn, providing year-round usability. The garden is fully enclosed for privacy and enjoys a pleasant outlook, with clearly defined zones for dining, lounging and leisure. An ideal outdoor space that seamlessly extends the living accommodation.

Home Office/Summer House
14'0" x 6'11" (4.27 x 2.11)
To the rear sits a highly attractive detached summer house, offering excellent versatility as a home office, studio or additional entertaining space.

Your Local Area
Great Horwood is a picturesque Buckinghamshire village ideally located between Buckingham and Milton Keynes, offering a perfect balance of rural charm and modern convenience. Well connected by road via the A421, the village also benefits from easy access to nearby rail links, with Winslow station set to open in 2026 as part of the East West Rail project, providing direct services to Oxford, Milton Keynes, and Bedford. The village is home to the well-regarded Great Horwood Church of England Combined School, with secondary schools easily accessible in surrounding towns. Residents enjoy a strong sense of community, with a traditional village pub, The Swan Inn, at its heart, while everyday amenities, shops, and supermarkets are available in Winslow and Buckingham just a short drive away. Surrounded by stunning countryside and steeped in history, Great Horwood offers a quintessential village lifestyle with excellent transport connections for commuters.

Material Information
About the property; Council Tax Band: C (Aylesbury Vale Council), Construction Materials: Traditional

Utilities; Electricity supply: Mains, Water supply: Mains, Sewerage: Mains, Heating: Gas, Broadband: Fibre, Broadband speed: Ultrafast 1800Mbps, Mobile coverage: 4G

Parking; Availability of parking: Car Port with EV charger

Approximate Gross Internal Area
Ground Floor = 37.0 sq m / 398 sq ft
First Floor = 36.7 sq m / 395 sq ft
Office / Summer House = 8.9 sq m / 96 sq ft
Total = 82.6 sq m / 889 sq ft

First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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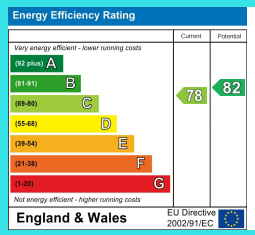

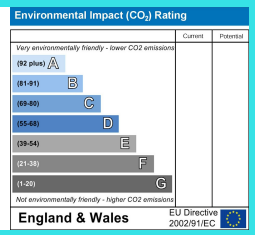

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