



Phoebes Orchard | Stoke Hammond | Buckinghamshire | MK17 9LW

Asking Price £325,000

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An immaculately presented, two double bedroom home, located in the heart of Stoke Hammond at the end of a quiet cul-de-sac backing onto open green space. Walking distance from the village pub and post office. The accommodation includes, a spacious living room, modern kitchen/breakfast room, conservatory, two double bedrooms and a family bathroom. Enjoying a private garden laid to lawn backing onto open countryside. Benefitting from off road parking for two cars as well as an EV charger. A short drive from Leighton Buzzard and Milton Keynes for more amenities and transport links direct to London Euston.

- Rarely available two bedroom home in Stoke Hammond on a sought after cul-de-sac.
- Private rear garden with countryside views.
- Short walk to village amenities including local post office and pub The Dolphin.
- High specification kitchen dining room and modern bathroom.
- Two spacious double bedrooms with modern decor, newly fitted storage and window shutters.
- Off-street parking for two cars on a quiet cul-de-sac as well as an EV car charger.
- Surrounded by scenic walking and cycling routes.
- Generous living space with a recently redecorated living room and conservatory.

Welcome to Phoebes Orchard

The brick paved driveway to the front of the property provides off street parking as well as a recently installed EV car charger, on this peaceful cul de sac that backs onto open green space. There is an additional parking space so there is allocated parking for two vehicles.

Sitting Room

13'10" x 12'2" (4.24 x 3.73)

The sitting room is designed to maximise comfort and style. The spacious reception room features a striking floor-to-ceiling botanical mural creating an impressive focal point, complemented by plush carpeting throughout. A large front-facing window fitted with plantation shutters allows for plenty of natural light while maintaining privacy. The room offers ample space for seating and entertaining, there is a new bespoke fitted TV / storage unit with drawers in lounge, and the staircase rising to the first floor.

Kitchen/Breakfast Room

12'2" x 9'3" (3.71 x 2.84)

The kitchen/breakfast room features blonde hardwood flooring, light grey cabinets, metro tiled splashbacks and stainless steel integrated appliances. Newly fitted granite worktops finish off the stylish look and a spacious, a bright conservatory is accessed from the dining area. In the kitchen there is space for a four/six person table and chairs, making it a great sociable space.





Conservatory

11'3" x 7'4" (3.45 x 2.24)

The conservatory is a versatile and fully powered room with grey and white mosaic flooring. There is plumbing for a washing machine and tumble dryer keeping utility appliances tucked away. The room could be used as an extra sitting room or dining room if desired. To the rear elevation there are windows and French doors looking over the garden and fields beyond.

Bedroom One

12'2" x 8'0" (3.71 x 2.46)

Bedroom one enjoys attractive views over the surrounding greenery through a large front-facing window fitted with plantation shutters. The room offers space for a double bed and accompanying furniture, while a striking floral feature wall adds character.

Bedroom Two

12'2" x 8'0" (3.71 x 2.46)

Bedroom two is beautifully presented with a stylish floral feature wall. The room benefits from a large window with plantation shutters, allowing plenty of natural light while providing privacy. New high quality bespoke fitted wardrobes with hanging & shelving fitted by Sharpes make excellent use of the available space, offering generous built-in storage. There is also a fitted cupboard offering additional storage.

Bathroom

Centrally placed between the two bedrooms, is the stylish bathroom. There's a complete, modern white suite with a shower over the double ended bathtub. All surrounded by marbled sandstone tilework and chrome fixtures and fittings.

Garden

The garden is mainly laid to lawn, surrounded by solid timber fencing and trellises, screening the outdoor space while allowing views over the open fields to the rear. There is a designated patio area and pathway leading to a rear gate for side access.

Local Area

You're in a superb spot right here, at the edge of the village of Stoke Hammond, where the countryside becomes truly endless. The village was first mentioned in the Domesday Book in 1086 as 'Stoche', to mean a place of worship. In more recent history, Stoke Hammond served as a secret wireless station for Bletchley Park. Just down the road is your new local, The Dolphin Pub, a pleasant four minute walk away. It's been recently refurbished to spectacular effect, and serves excellent traditional food. Keep going past the pub to the village green, the heart of the community. Here there is the village post office as well for your day to day essentials. For golfers, there are many excellent courses nearby such as Leighton Buzzard and The Three Locks other options include Woburn Golf Club which is currently the only club in the UK to have three courses all ranking in the top 100 in the UK. Meanwhile you're just a five minute drive from Leighton Buzzard, where you'll find regular trains to London Euston that take just over half an hour. Milton Keynes train station is also within a 15 minute drive providing access to the north and south. This puts your countryside location within remarkably easy reach of the city, with a door to door commute that many Londoners would envy.

Material Information

About the property;

Council Tax Band: C (Milton Keynes Council)

Construction Materials: Traditional

Utilities;

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electricity Mains

Broadband: Fixed Wireless

Broadband speed: 80Mbps

Mobile coverage: 4G

Parking;

Availability of parking: Private Driveway and Communal Car Park Allocated Space

Issues with potential impact;

Property accessibility adaptations: None known

Building safety: None known

Planning permission or proposed developments: None known

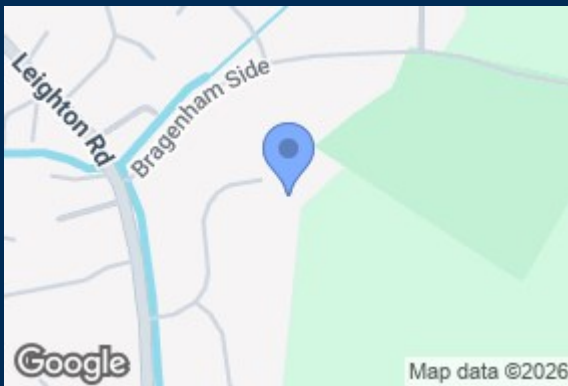
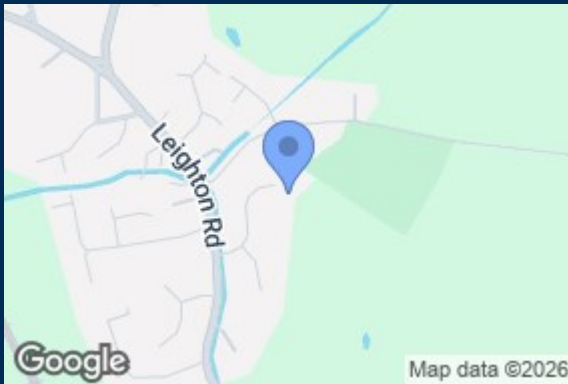
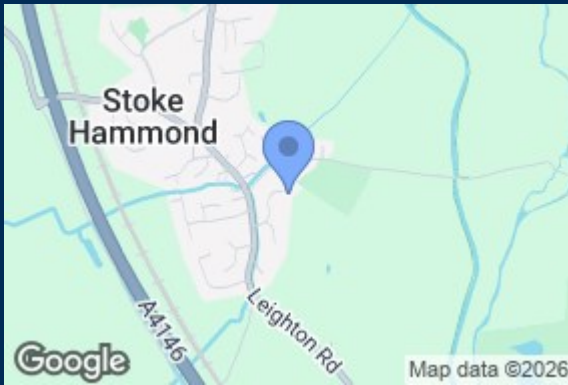
Flood risk: No

Coastal erosion risk: No

Coalfield or mining area: No

Restrictions: No

Rights & easements: No



Approximate Gross Internal Area
 Ground Floor = 37.9 sq m / 408 sq ft
 First Floor = 27.7 sq m / 298 sq ft
 Total = 65.6 sq m / 706 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
<p>Very energy efficient - lower running costs</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p>	<p>89</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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