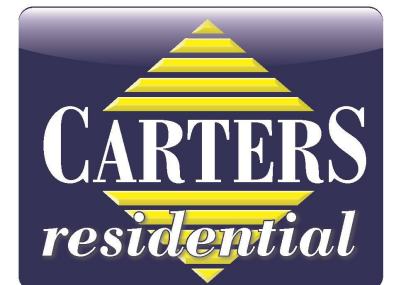




Oak View, Potterspury, NN12 7JS

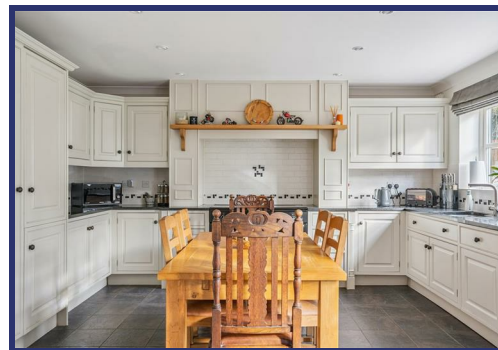


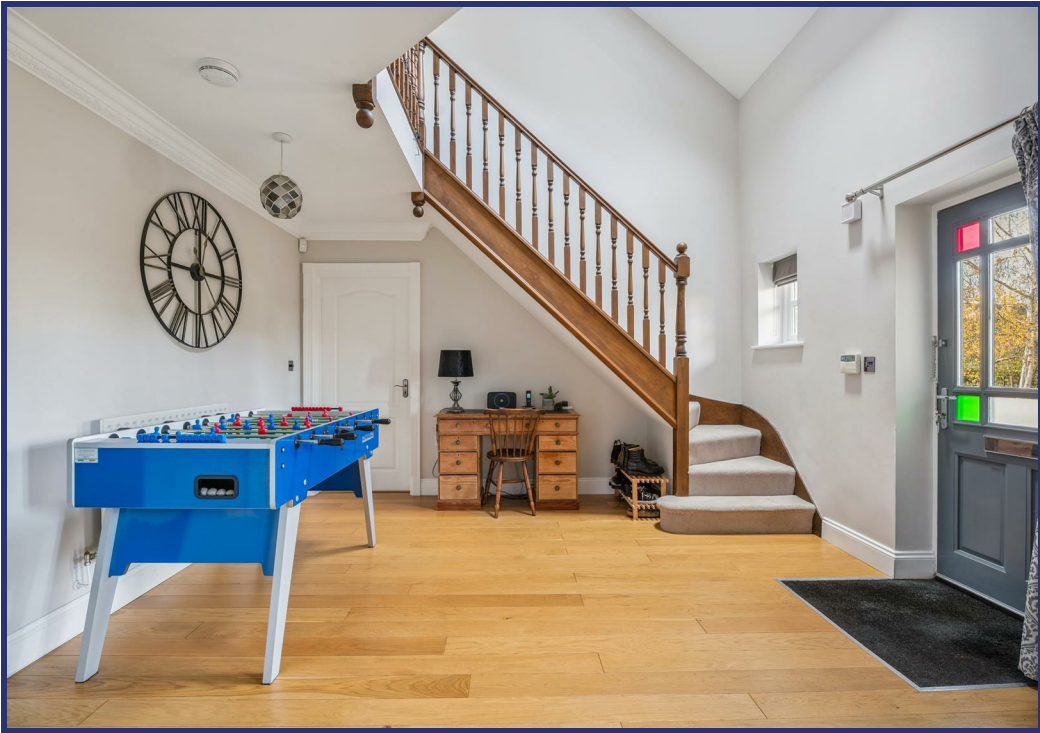
2 Oak View  
Potterspury  
Northamptonshire  
NN12 7JS

## Guide Price £850,000

An impressive stone built five bedroom family home occupying an enviable position in a quiet backwater of the popular village of Potterspury. Located overlooking a large and extremely picturesque duck pond on a private road, the setting is unrivalled locally and is noted as being quite exquisite within the village.

The accommodation comprises: Entrance hall, WC, Lounge Dining Room, Study, Kitchen/breakfast room, Utility room. On the first floor there are five good size bedrooms, The master bedroom and second has an Ensuite facility and there is a family bathroom. Externally, there is off-road parking for a number of vehicles, a double garage and enclosed landscaped gardens to the rear.





## Ground Floor

### Entrance hall

In the agent's opinion, this is a generous size has wooden flooring and is accessed via a double glazed door. A splendid staircase rises to the first floor landing. There is a double aspect window, wall mounted thermostat, smoke alarm, ceiling light and coving. Doors off to WC, Study, Lounge and Dining room.

### Cloakroom

Suite of low level WC and wash handbasin mounted over tiled flooring with a heated towel rail. Also in situ are an extractor fan, recessed ceiling lighting and coving, opaque double glazed sealed unit window to the side elevation.

### Lounge

A well proportioned room with windows to the side and rear elevations and entered via double doors whilst also having double glazed French style doors to the rear. The focal point of the living room is an open fireplace housing a woodburning stove. Ceiling coving and lighting. Radiator.

The Dining room is currently used as an additional sitting room and has large double windows to the front elevation with a radiator under. Ceiling lighting and coving. Archway leading through to:

### Kitchen/breakfast room.

Fitted kitchen with complementary work surfaces fitted around a "Rangemaster" style oven with gas hob and built-in extractor hood and splashbacks. There are a range of fitted base and eyelevel units, a one and a half bowl sink unit with mixer taps and cupboard under. There is a built-in fridge and freezer, dishwasher, tiled flooring and under pelmet lighting. The kitchen/breakfast room has lots of natural light having double windows to the rear elevation and double glazed "French" style doors opening to the patio. The dining area can accommodate a table comfortably seating six persons.

### Utility room

Conveniently located adjacent with a fitted sink with mixer taps over and cupboards under. Plumbing for washing machine and space for a tumble dryer. Extractor fan. Double window to rear elevation and door to the double garage.

### Study

The study in the agent's opinion is a good size and has wooden flooring, large double glazed windows to the front elevation, ceiling lighting and coving.

## First Floor

### First floor

The landing has double glazed windows to the front elevation and a Velux rooflight. Doors off to all bedrooms and the family bathroom and also providing a double airing cupboard, ceiling light, fitted smoke alarm and loft access.

The Master bedroom suite is a large double bedroom currently accommodating a king size bed with ease. Window to the rear elevation and radiator under, ceiling light and coving. The Master bedroom leads to a dressing area with ample space for furniture and having two double wardrobes. A double glazed window to the front elevation looks towards the pond to the front.

En suite bathroom - The bathroom comprises a roll top bath mounted over ball and claw pedestals, a low level WC and a pedestal wash hand basin. Additional fittings are a heated towel rail, extractor fan, ceiling coving and downlights. Double glazed window to the rear elevation, shaver point, wall mounted mirror, double glazed opaque window to side elevation.

Bedroom two is another good size double bedroom forming an excellent guest room with the advantage of an ensuite shower room. Large double glazed window. Two double built in wardrobes. Ceiling lighting. The ensuite shower room comprises low-level WC, wall mounted wash handbasin in vanity unit and large walk - in double shower cubicle with power shower. The walls are tiled with a shaver point.

Bedroom three is another good size double bedroom with a window to the front elevation looking over the pond. Ceiling lighting and coving.

Bedroom four is a small double bedroom with window to the rear elevation. Ceiling lighting and coving. Space to fit wall mounted wardrobes.

Bedroom five is a good size single bedroom with a window to the front elevation. Ceiling lighting and coving.

The bathroom is fitted with a four piece white suite comprising: low level WC, pedestal wash handbasin, panelled bath with shower attachment, walk-in fully tiled shower cubicle, Ceiling lighting and coving. Opaque double glazed window. Shaver point.

## Outside

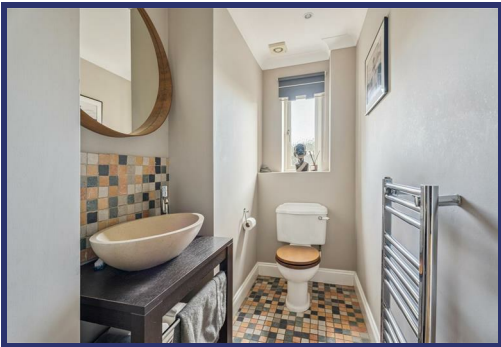
Outside to the front of the property there is a block paviour driveway leading to a double width garage and which also provides off road parking for three vehicles. There is a walkway leading to the entrance door with the gardens to the front laid to lawn. There is gated access leading to the rear garden. The rear gardens have been professionally landscaped, commissioned by the present owner. These include a generous sized patio across the width of the property with steps leading up to an elevated lawn and raised beds designated by railway sleepers. These are stocked with a variety of flowers, shrubs, bushes, plants in conjunction with nearby maturing trees. There is also an extensive decking area down one side of the garden. In addition there is available a summer house and storage unit. The garden is enclosed by stone walling and timber panel fencing.

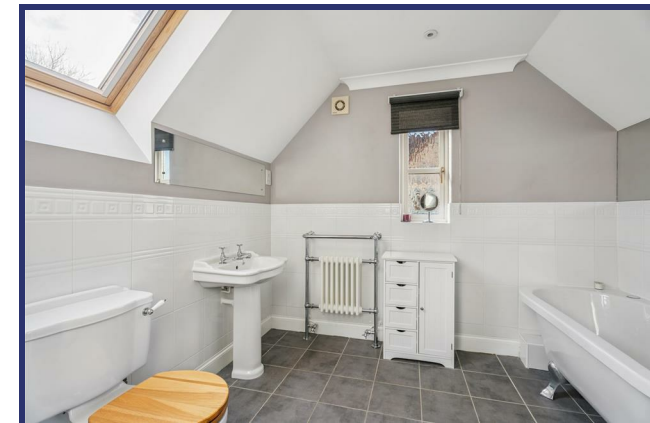
## Disclaimer

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

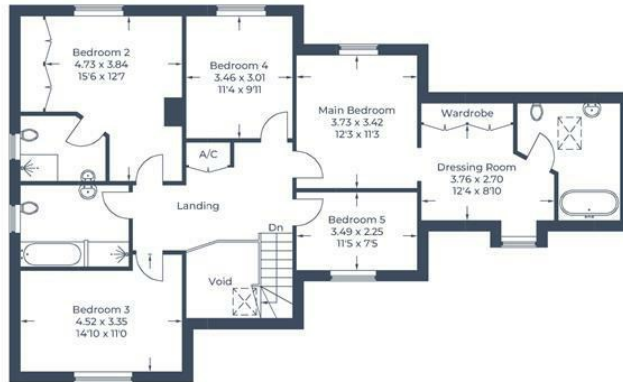
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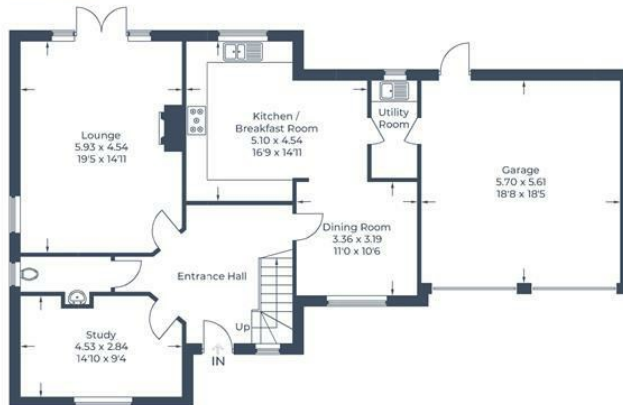




Approximate Gross Internal Area  
 Ground Floor = 126.0 sq m / 1,356 sq ft  
 First Floor = 107.7 sq m / 1,159 sq ft  
 Total = 233.7 sq m / 2,515 sq ft  
 (Including Garage / Excluding Void)

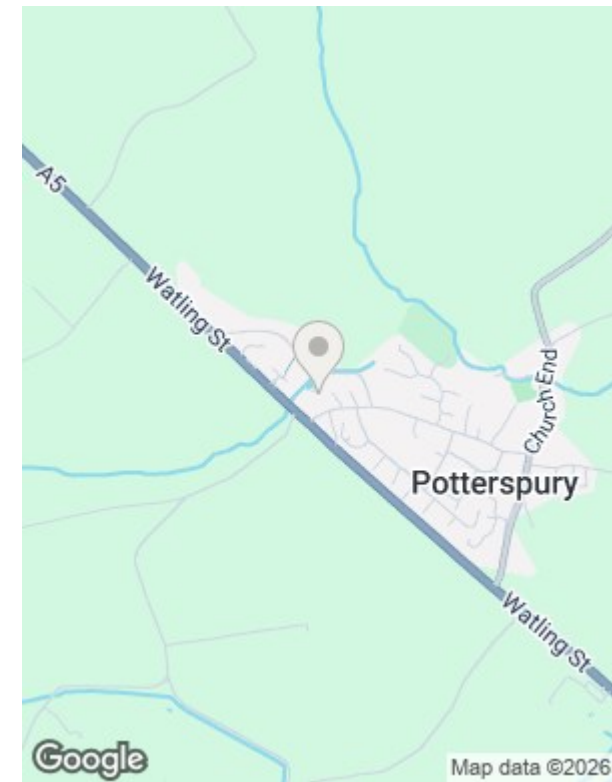


First Floor



Ground Floor

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

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 We are open 7 days a week for your convenience

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59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

