



The Langtons 14 Beech Avenue

Olney MK46 5AE

FINE & COUNTRY

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"The Langtons" is a substantial detached home in an enviable setting. It is also an impressive and beautifully proportioned dwelling offering generous, well balanced accommodation. Thoughtfully designed for modern family living, the property combines scale, comfort and versatility, all set within mature and private gardens. The practical and flexible layout is arranged over two floors providing comfortable well proportioned rooms.

The accommodation offered comprises: Reception hall, Inner hall, Cloakroom, Sitting room, Garden room, Games room, Kitchen/breakfast/family room, Utility room, Four large double bedrooms and one smaller double room, Three bathrooms, Double garage with internal cloakroom, Off road parking and large wrap around gardens.

Agents notes:

Brand new spotlighting installed

Boiler deep serviced and heating flushed (Jan 25)

Second boiler installed for a shower in the end bathroom (3 years)

## Property walk through

The frontage of the property is dressed with an open pillared porch shielding a new "Endurance" 5 bolt entrance door (10 year warranty). This opens to reception and inner hallways which set the tone for the ground floor, creating an immediate sense of space. The "Junkers" solid hardwood flooring evidenced here extends from the hallway into the sitting room and games rooms. From the hallway which houses a cloakroom, the principal living areas unfold with impressive scale and natural light. The sitting room provides an elegant setting for relaxation having a large fireplace set into a wood surround with an inset wood burning stove. While the games room offers a more intimate everyday space. Accessed from the sitting room is a garden room, flooded with natural light, courtesy of the leaded light doors and windows arranged along the rear elevation. Moving in the direction of the kitchen/family room there is a useful walk in pantry and additional storage cupboards.

The combined kitchen/breakfast and family room has an extensive range of "Poggenpohl" fitted cabinets at base and at high levels. Poggenpohl provide "German" manufactured bespoke precision engineered kitchens. A fridge is integrated within the kitchen which also accommodates a gas fired "AGA" with an extractor hood over and a companion oven. The kitchen is availed of many exception features displaying a spacious cabinet with a roller frontage, swing round corner cabinets, large pan drawers, spice and cutlery racks and discreet refuse facilities. A peninsular unit forms an ideal family breakfast bar. There remains space for a family area, an ideal location to relax and spend some leisure time in the company of friends and family. A door opens from this area to the garden creating an effortless indoor/outdoor flow. Adjacent is a practical utility room with 2 integrated dishwashers, a sink unit and wall mounted boiler. Direct access is available from here to a small greenhouse. An internal door opens to the large garage with cloakroom.

On the first floor there are four double bedrooms, three of which have built in wardrobes, and a good size bedroom which can accommodate either a small double or a single bed. The Master bedroom has an en suite facility which is only 3 years old and there are two additional family bathrooms.





## External facilities and gardens

To the front of the property is an open driveway of brick pavements affording parking for a few cars and access to the garaging. This is set behind a low level brick wall. A large gate to one side of the property opens to the wrap around rear garden which is generously proportioned and stocked with various species of mature trees such as walnut, apple, pear, cedar, holm oak and also a pergola draped with a grapevine. A patio stands elevated from the garden overlooking various seating areas arranged over a gravel base. There are good areas of lawn and a wildflower garden contained within this fully fenced, private and secluded garden. This is an ideal setting to enjoy outdoor dining, children's play and seasonal entertaining.

## 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

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients, to include financial services and solicitor recommendations, for which we may receive a referral fee, typically between £0 and £200.









Approximate Gross Internal Area  
 Ground Floor = 185.9 sq m / 2,001 sq ft  
 (Including Garage / Workshop)  
 First Floor = 133.9 sq m / 1,441 sq ft  
 Total = 319.8 sq m / 3,442 sq ft



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(35-48) <b>D</b>		
(39-54) <b>E</b>			(29-34) <b>E</b>		
(21-38) <b>F</b>			(13-28) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 measurements are approximate, not to scale.  
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