# Cottisford Crescent

Great Linford, Milton Keynes, MK14 5HH

FINE & COUNTRY

# 4 Cottisford Crescent

Milton Keynes MK14 5HH

Fine and Country Estate Agents are favoured with instructions to market this substantial four-bedroom detached family home of contemporary design. The property is located in a small peaceful crescent of only three properties adjacent to and with direct access to the village cricket pitch.

This generously proportioned property has undertaken recent replacement of the roof lining and insulation improvements. It also boasts flexible living accommodation with many exceptional features, a single garage and covered carport. The secluded and sheltered wrap around gardens provide excellent opportunities for al fresco entertaining or simply relaxing.
The accommodation comprises: Entrance hall, ground floor shower room, Sitting room, Dining room, Family room, Study, Kitchen/breakfast room, Utility room. On the first floor there are four double bedrooms, the Master bedroom is an absolute delight with an en suite bathroom, dressing room and access to an external balcony with aspects over the village cricket pitch and parkland. A family bathroom completes the accommodation.

## Property walk through

A stunning reception hall having an "Atrium" effect as witness the staircase rising to the first floor galleried landing, flooded with natural light from the glass panels inserted to the roof formation. This hallway provides access to many of the principal rooms and has useful built in cloak and storage cupboards. Off the entrance hall is a study which is ideal for home working with double aspect windows. Following on into the sitting room, this is quite breath taking on entry, featuring a dramatic cantilever style roof with glazed panels. In addition, the windows take in parkland views with a glazed doorway assisting to provide a bright and airy feel. Adjacent to the sitting room is a separate dining room with a beamed ceiling and garden access via glazed doors. This room is perfect for formal dining and entertaining.

From the dining room, access the kitchen, it is well-appointed and fitted with a range of units and integrated appliances, including a dishwasher, induction hob, and double oven. The kitchen flows into a breakfast area and utility room with further storage and space for an American Fridge Freezer. A family room to the rear elevation of the property has a central fireplace with gas point for the family to gather round when the evenings draw in. Completing the accommodation on the ground floor is a bathroom including a shower, toilet and wash basin.

On the first floor, is a spacious landing providing access to four well-proportioned bedrooms. Bedroom One is a generous double bedroom benefitting from a dressing room, en-suite bathroom incorporating a shower, WC and wash basin along with access to a private balcony overlooking the park and cricket pitch. Bedrooms Two, Three, and Four are all double bedrooms, each containing fitted wardrobes and offering ample storage. The family bathroom serves the remaining bedrooms and is fitted with a shower over the bath, toilet, and sink.

Externally, the property benefits from a driveway providing off-road parking for 3-4 vehicles and access to a garage with an adjacent carport housing an EV point. Externally, the interesting wrap around gardens are arranged in rooms with a vegetable growing area and greenhouse, hard landscaped seating area, densely planted foliage bisected by a footpath leading to a lawn area and immediately thereafter a covered patio and BBQ area. A large area of paved terrace with an integrated pond is located behind wrought iron gates at the side of the house.

Agents notes
The property benefits from a conventional gas boiler that is approximately five years old. Newly installed skylight windows.

Location
Great Linford is one of Milton Keynes' most desirable locations, offering picturesque surroundings, local shops, and beautiful parkland walks. The property also provides easy access to Central Milton Keynes, the mainline railway station, and major road links.

EPC: C
Council Tax Band: G

## 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.

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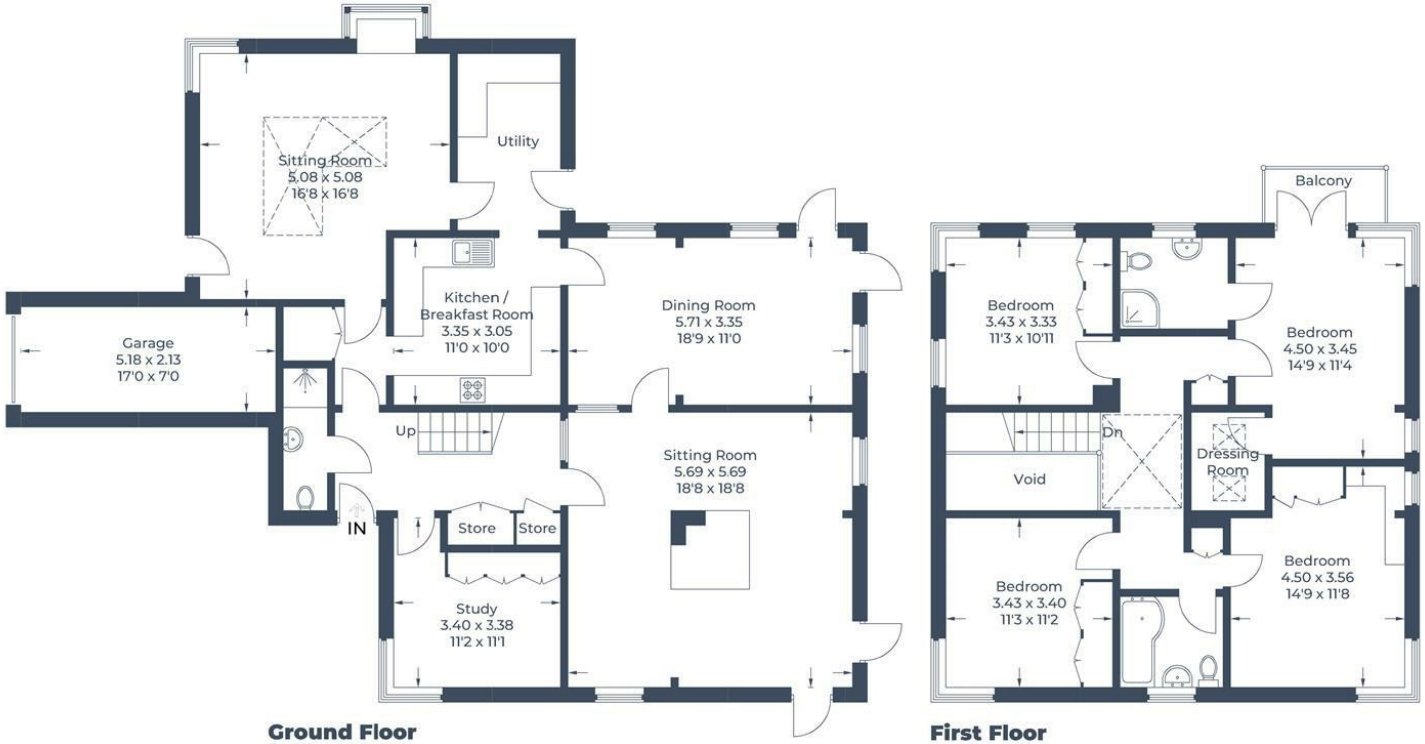
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will need to 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 = 128.6 sq m / 1,384 sq ft
First Floor = 81.5 sq m / 877 sq ft
(Excluding Void)
Garage = 11.2 sq m / 120 sq ft
Total = 221.3 sq m / 2,381 sq ft

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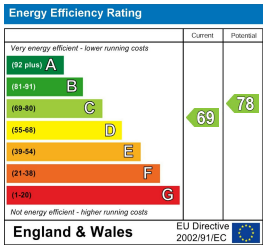


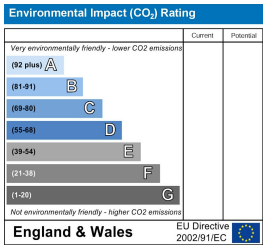



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