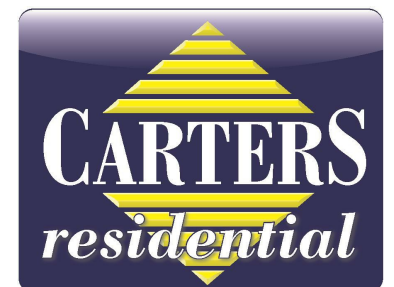




Cooper Croft, Hanslope, MK19 7FG



9 Cooper Croft
Hanslope
Buckinghamshire
MK19 7FG

£495,000

An attractive stone built 4 bedroom detached house located on the edge of this small development, with some far reaching countryside views.

The property has accommodation set on two floors comprising an entrance hall, large utility cupboard, cloakroom, living room and a large open plan fitted kitchen/dining room. On the first floor there are 4 good size bedrooms – the master bedroom with an en-suite shower room plus a family bathroom. The property is situated on a small private driveway offering parking for three cars and a large single garage, and enclosed rear garden.

The house is located on the small and popular development just a short walk from the local school shops, pubs and church, and recreation sports ground.

- Stone Built Detached House
- Built in 2020 by Bloor Homes
- Lovely Position with Views
- Separate Living Room
- Large Kitchen/ Dining Room
- Hall & Utility Cupboard
- 4 Bedrooms - 1 en-suite
- 2 Bath/ Shower Rooms + Cloak Room
- Garage & Parking for 3 Cars
- Views Front & Rear





Ground Floor

A front door opens to a spacious entrance hall which has stairs to the first floor, a large utility cupboard which has space and plumbing for a washing machine and tumble dryer and gas central heating boiler. Doors to all rooms.

The cloakroom has a WC, wash basin and a window to the front.

The living room has a bay window to the front with an attractive outlook.

The heart of this home is a large open plan kitchen/dining room - an L' shaped room with a kitchen area with an extensive range of units to floor and wall levels, 1 1/2 bowl sink unit and a range of integrated appliances to include an electric hob, double oven, fridge/freezer, and dishwasher. Plenty of space for a large dining table. Window and French doors opening to the rear garden.

First Floor

The spacious landing has access to the loft, cupboard, and doors to all rooms.

Bedroom 1 is a double bedroom with a dressing area with fitted wardrobe, and far reaching countryside views. The en-suite shower room has a double size shower cubicle wall mounted wash basin and WC. Window to the rear.

Bedroom 2 is a double bedroom to the front with an open outlook.

Bedroom 3 is a double bedroom located to rear with far reaching countryside views.

Bedroom 4 is located to the front and has an open outlook. Built in study desk and cupboards.

The family bathroom has a suite comprising WC, wall mounted wash basin, bath with mixer tap shower and a separate shower cubicle. Window to the side and a tiled floor.

Outside

The front garden is laid with lawn and stocked beds and there is a driveway to the side providing off-road parking for two cars plus an additional parking space to the front.

The rear garden has a patio and lawns and offers a good degree of privacy. Enclosed by fencing and brick walls.

Garage

Detached brick built single garage with up and over door and pitched tiled roof providing loft storage.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Annual Service Charge: For the year 2024 was £82.

Service charge review period - annual.

Local Authority: Milton Keynes Council

Council Tax Band: E

Location - Hanslope

Hanslope is a village and civil parish in the Borough of Milton Keynes and ceremonial county of Buckinghamshire. The village is about 4 miles (6.4 km) west northwest of Newport Pagnell, about 4 miles (6.4 km) north of Stony Stratford and 8 miles (13 km) north of Central Milton Keynes all of which offer extensive shopping and leisure facilities. The village boasts a primary school, shops, pubs and doctors surgery. Wolverton and Central Milton Keynes mainline railway stations are a short distance from the village.

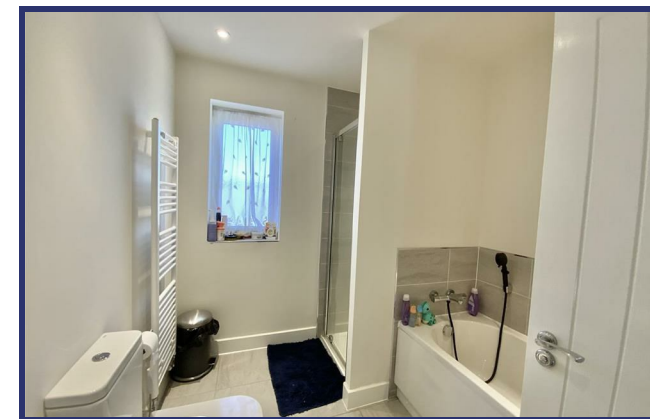
Note for Purchasers

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

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. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.





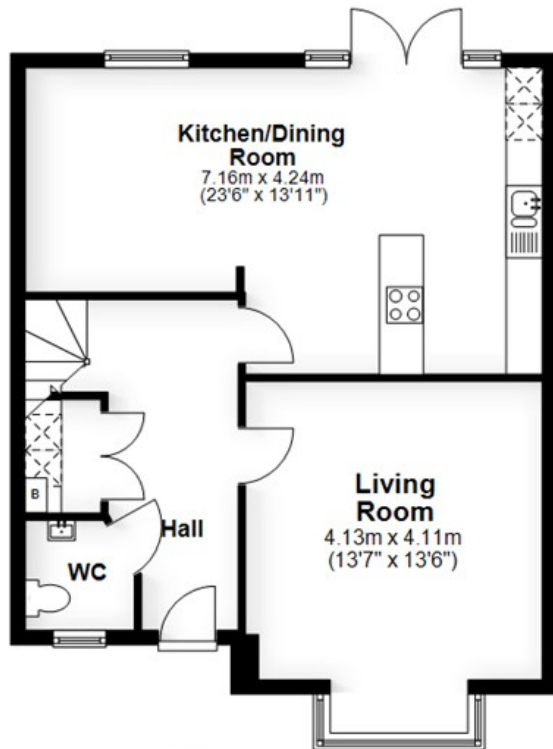


Garage



Garage
7.01m x 3.38m
(23' x 11'1")

Ground Floor



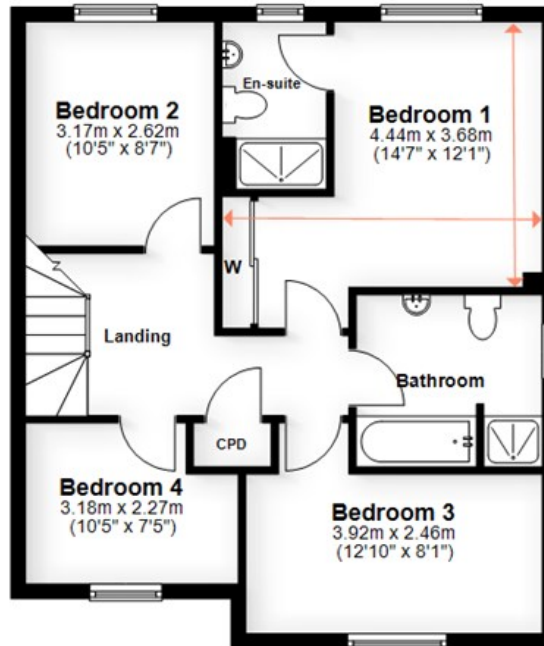
Kitchen/Dining Room
7.16m x 4.24m
(23'6" x 13'11")

Living Room
4.13m x 4.11m
(13'7" x 13'6")

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

First Floor

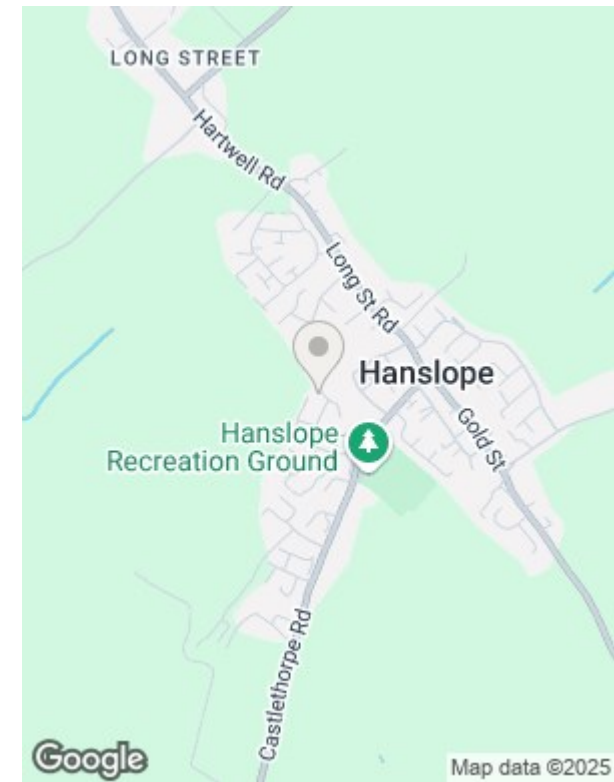


Bedroom 2
3.17m x 2.62m
(10'5" x 8'7")

Bedroom 1
4.44m x 3.68m
(14'7" x 12'1")

Bedroom 4
3.18m x 2.27m
(10'5" x 7'5")

Bedroom 3
3.92m x 2.46m
(12'10" x 8'1")



Viewing Arrangements

By appointment only via Carters.
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		98	98
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

