



Higham Cross Road, Milton Keynes, MK19 7DB



**4 Higham Cross Road
Hanslope
Milton Keynes
MK19 7DB**

Offers Over £800,000

A fabulous 5 bedroom detached village home with double garage on a large plot- around one third of an acre- in a semi rural village location.

The house has versatile accommodation set over two floors, including spacious entrance halls and landings, 4 reception rooms, kitchen/breakfast room, utility room and cloakroom. On the first floor there are 5 bedrooms and 3 bath/shower rooms – 2 en-suite- plus a family bathroom. The versatile accommodation would allow ground floor bedrooms should you require. Outside, the property is located on large plot of around one third of an acre with a gated driveway providing parking for several cars, large established rear garden with countryside views and a double garage complete with rooms above offering scope for a home office or gym.

This lovely semi rural and non-estate village location has views front and rear, and is within comfortable walking distance of the village centre with shops, pub, school, recreation ground and church.

- Detached House
- Rural Village Location with Views
- Large Plot - Around of an 1/3 Acre
- 5 Bedrooms
- 4 Reception Rooms
- 3 Bath/ Shower Rooms + Cloakroom
- Double Garage with Rooms Above
- Gated Parking for Several Cars
- Flexible Accommodation
- Fabulous Village Location





Ground Floor

A spacious, centrally located, hall has stairs to the first floor, with a large under stairs cupboard and ledge and brace doors in a natural wood finish to all rooms.

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

The study is located to the front and could double up as a ground floor bedroom should you require.

A large, almost square, living room has French doors with glazed side panels overlooking the large rear garden, further window to the side and the large brick built inglenook style fireplace with slate hearth.

The sitting room, located to the front, has a bay window and ornate coving.

The dining room has two windows to the side, and is open plan to the kitchen and a door leads to the utility room.

The kitchen has a range of units to floor and wall levels and extensive composite worktops, with an under mounted one and a half bowl sink unit and integrated appliances to include an electric hob, extractor hood, double oven and space for a fridge/ freezer and dishwasher. Windows to the rear, French doors to the side and door to a larder cupboard which has kitchen units and shelving.

The utility room has a range of floor and wall level units, worktops, sink unit and space for washing machine and tumble dryer and further fridge/ freezer. Window to the rear and door to the side.

First Floor

A butterfly stairs leads to the first floor, one staircase rising to bedroom 5 and ensuite shower room, the other staircase to the rest of the house.

The main landing has access to the loft, an airing cupboard and ledge and brace doors to all rooms.

Bedroom 1 is double bedroom with windows to the front and side, a walk in dressing area with shelving and rails and an en-suite bathroom. The en-suite bathroom comprises WC, wash basin built into a vanity unit and a bath with shower over. Skylight window to the rear.

Bedroom 2 is a large double bedroom located to the front.

Bedroom 3 is a double bedroom located to the rear with the skylight window overlooking the rear garden and a range of built-in wardrobes cupboards and shelving.

Bedroom 4 is located to the rear.

The family bathroom has a suite comprising WC wash basin and bath with mixer tap shower over, parts tiled walls and the window to the front.

Bedroom 5 is a double bedroom with windows to the side and some restricted headroom. It has an adjacent en-suite shower

room comprising WC, wash basin and shower cubicle. Skylight window to the side.

Outside

The property occupies a large plot, in the region of one third of an acre, with a large frontage. A five bar gates open to the large front garden which is laid with gravel providing off-road parking for several cars lawns with mature trees. The garden is enclosed by a hedge has nice countryside views to the front.

A true highlight of this home is a lovely, large, rear garden- laid with patios, lawns, stock beds, mature trees and enclosed by a combination of fencing and hedges and with views over countryside beyond.

Double Garage & Overhead Rooms

Large brick built detached double garage with pitched tiled roof, two up and over doors. Stairs lead to a second floor, perfect for storage or perhaps even conversion to a home office, or similar, subject to any necessary consent.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: F

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.

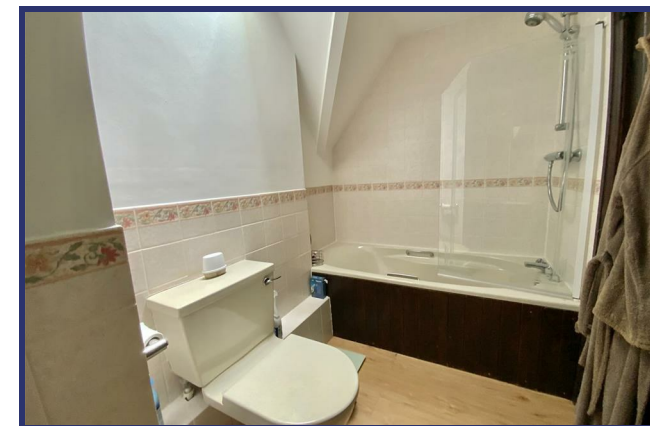
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Disclaimer

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.

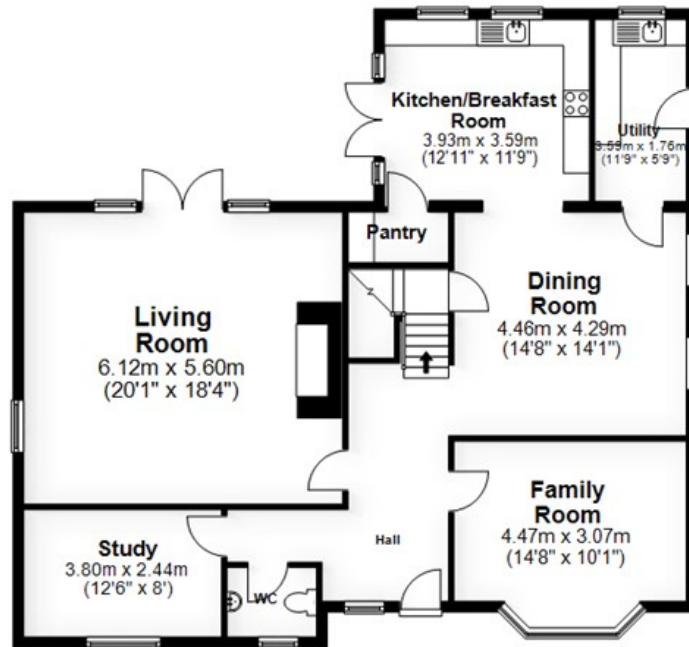






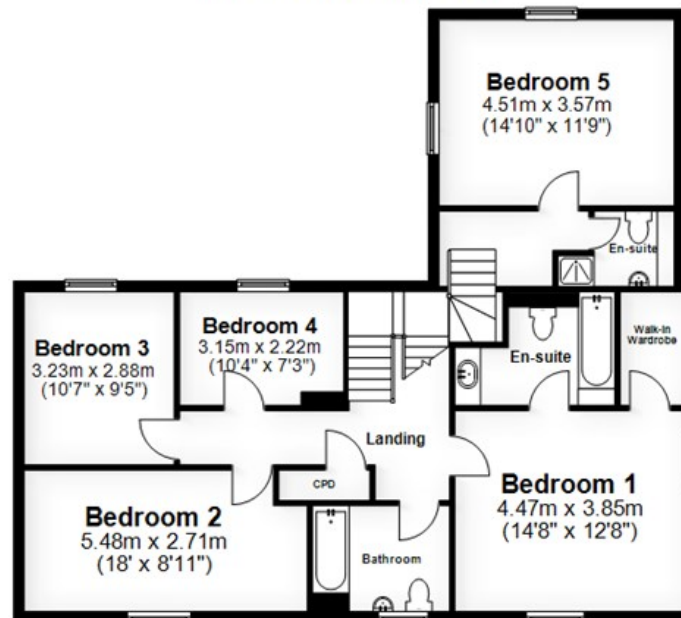
Ground Floor

Approx. 120.4 sq. metres (1296.5 sq. feet)



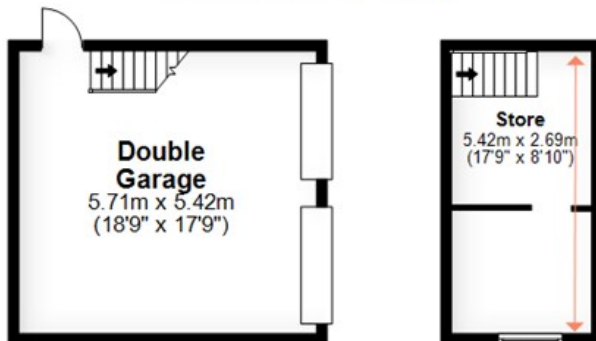
First Floor

Approx. 106.6 sq. metres (1147.6 sq. feet)



Garage & First Floor Store

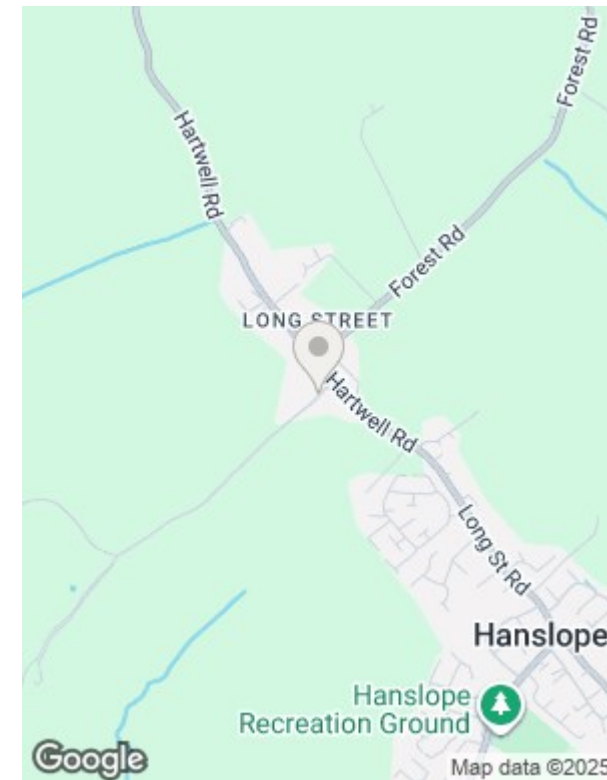
Approx. 45.5 sq. metres (490.1 sq. feet)



Total area: approx. 272.6 sq. metres (2934.2 sq. feet)

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.



Viewing Arrangements

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stony@carters.co.uk

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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	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	77
England & Wales	
EU Directive 2002/91/EC	

