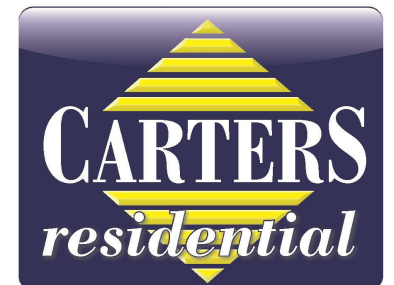




Willow Lane, Milton Keynes, MK11 1FG



15 Willow Lane
Stony Stratford
Milton Keynes
MK11 1FG

£595,000

A beautifully presented 5 bedroom townhouse located on this sought after of riverside development just off the town centre. The property has had many quality improvements carried out by the current owners.

The house was built in 2003 and has extensive and versatile accommodation set over three floors comprising, on the ground floor, an entrance hall, cloakroom and a large open plan living space with kitchen, dining and family room. On the first floor a spacious landing, large living room and two rooms that could be used as either bedrooms or reception rooms, plus a cloakroom. The second floor again has a spacious landing with 3 double bedrooms – the master bedroom an ensuite shower room plus a family bathroom. Outside the property has a carport with storage area and a rear garden.

The property occupies a particularly nice location within this small and exclusive development, backing onto the grounds of Stratford House and with glimpses of the river mill race - in all a fabulous location just a few minutes walk from the town Centre and a few footsteps away from pictures, Riverside Meadows and Parkland

A great opportunity to purchase a spacious house in a fabulous location - chain free!

- Small, Exclusive, Riverside Development
- Short walk to Town Centre & Riverside Meadows
- Flexible Accommodation Over 3 Floors
- Upto 5 Double Bedrooms
- Large Open Plan Kitchen/ Dining/ Family Room
- Large First Floor Living Room
- 2 Refitted Bath/ Shower Rooms + Cloak Room
- Carport & Storage
- Rear Garden with Backdrop of Mature Trees
- CHAIN FREE SALE





Ground Floor

The front door opens to the entrance hall which has stairs to the first floor and French doors opening to the kitchen/ dining/ family room.

The heart of this home is a large open plan ground floor living space. The kitchen has an extensive range of units to floor and wall levels to include a large central island with breakfast bar. Extensive cupboards, drawers and larder units, and granite worktops. Two inset sinks - one in the island, and a range of integrated appliances to include a wide Neff induction hob, extractor hood, two ovens - one a microwave combination oven, dishwasher, washer/ dryer and freestanding side-by-side fridge/ freezer which is plumbed in. Under stairs cupboard, window to the rear and an open doorway to the dining room/sitting room.

The dining room/sitting room is glazed to two sides and has French doors opening onto the rear garden.

First Floor

A spacious landing has a window to the rear with an attractive outlook over the rear garden and mature trees, and the grounds of Stratford house beyond, storage cupboard and doors to all rooms. Stairs to the second floor.

French doors open to the large living room – a dual aspect room with windows to both the front and rear, with an attractive outlook to the rear over the rear garden and mature trees. Feature fireplace with gas coal effect fire.

A second set of French doors open to the study/bedroom 5 with a window to the rear and an attractive outlook over the rear garden

Bedroom 4 is a double bedroom with a window to the front.

A cloakroom has a modern white suite comprising WC and wash basin, and a window to the front.

Second Floor

The large landing has a window to the rear with an attractive outlook over the rear garden and mature trees. Access to the loft and doors to all rooms.

Bedroom 1 is a double bedroom with a window to the rear with an attractive outlook, built-in double wardrobe and an en-suite shower room with a modern suite comprising WC, wash basin set on a vanity stand and a double sized shower cubicle. Part tiled walls and floor. Vanity mirror with light and window to the front.

Bedroom 2 is a double bedroom located to the area with an attractive outlook, and a built in double wardrobe.

Bedroom 3 is a double bedroom located to the front.

The family bathroom has been refitted with a modern white suite comprising WC, wash basin set on a vanity stand with cupboards and drawers and bath with glass screen and shower over. Tiled walls and floor and a window to the front.

Outside

The carport provides off-road parking for one car, and has double iron gates. Secure storage area to the rear of the carport which also gives access to the rear garden.

The rear garden starts with a composite decking area with glass balustrade and steps lead down to the remainder of the garden which is laid to lawn with stock beds. The gardens are enclosed by fencing and have a backdrop of mature trees, beyond which are the extensive grounds of Stratford House.

Just a minutes walk away are the Riverside Meadows of the Great River Ouse, offering miles of countryside walks linking through to Stony nature reserve and far beyond.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: E

Location - Stony Stratford

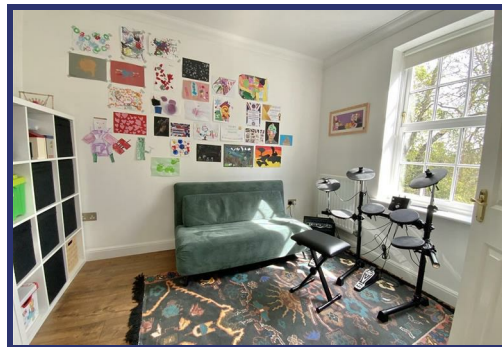
An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

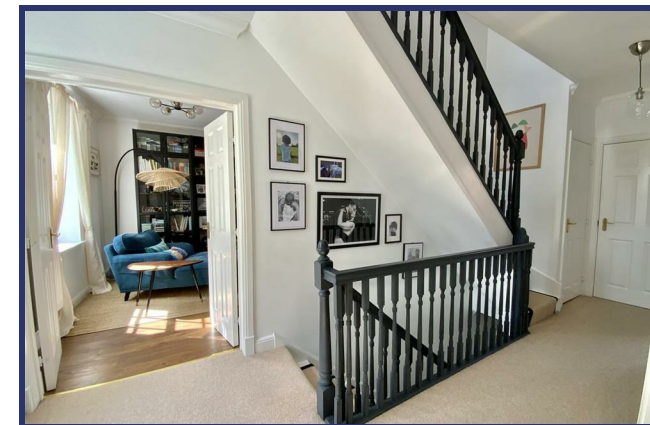
Note for Purchasers

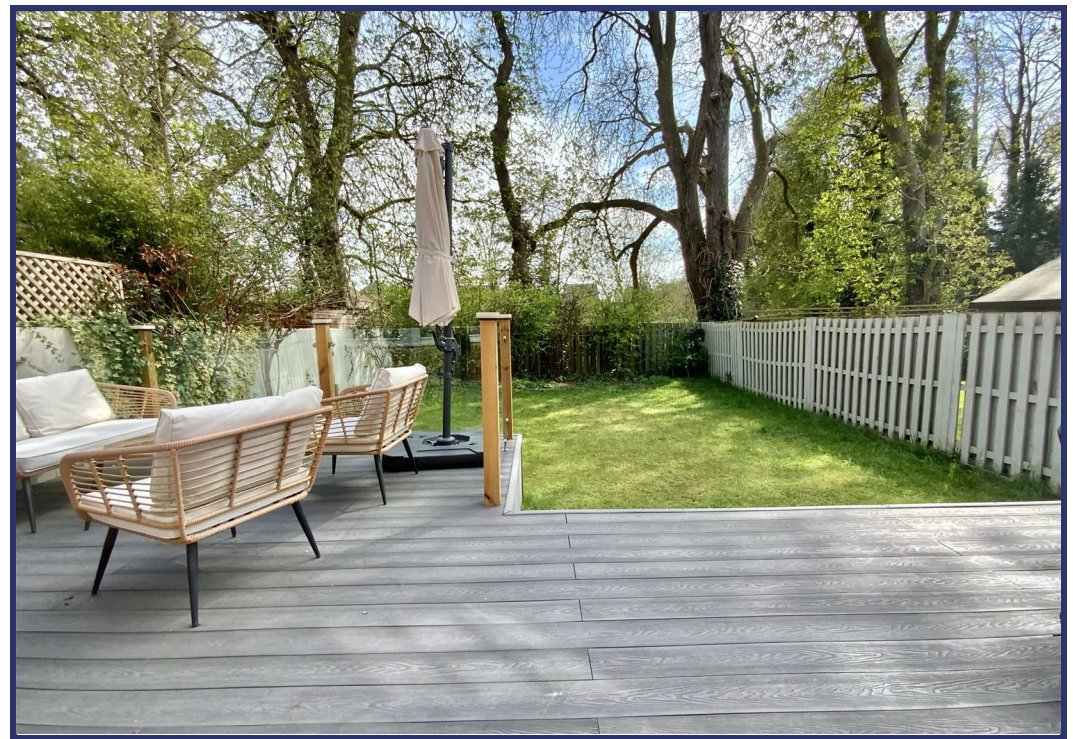
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person,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

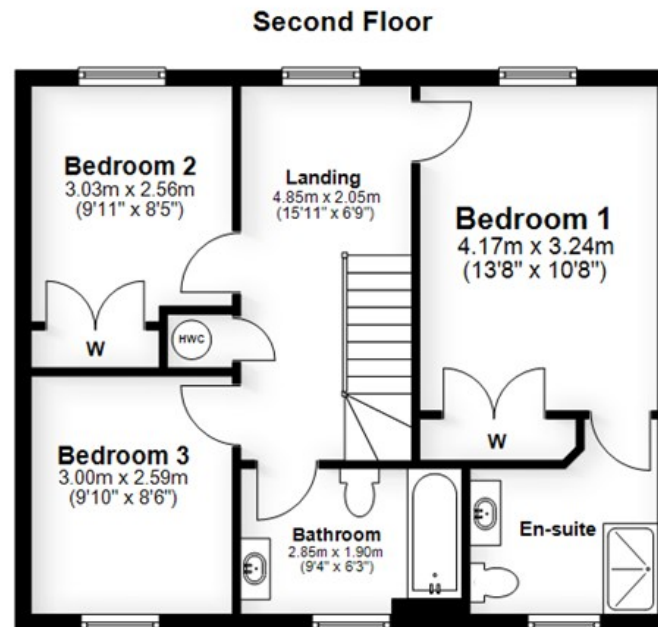
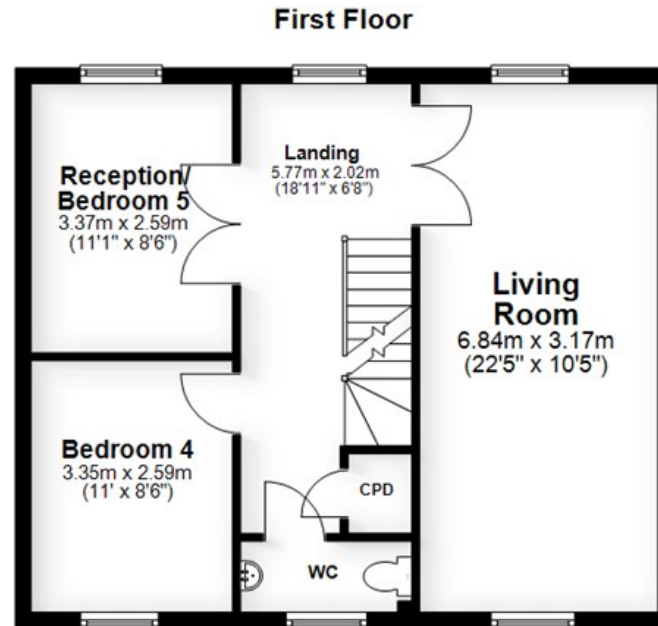
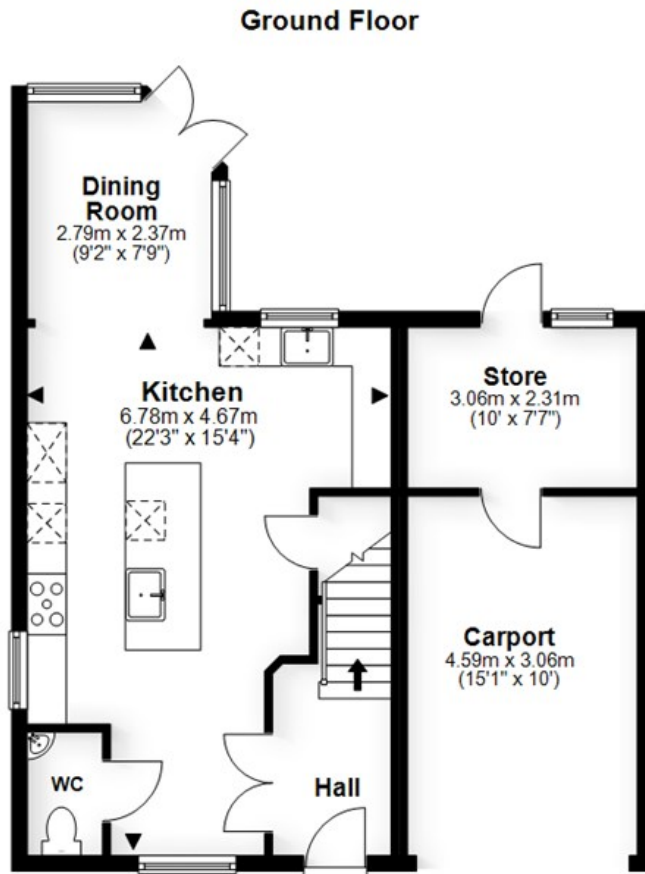
Disclaimer

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.

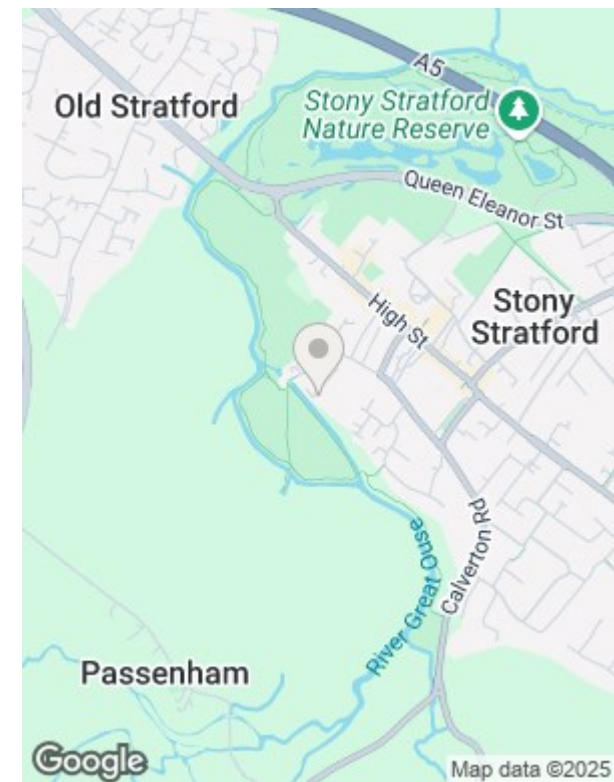








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown 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

By appointment only via Carters.
We are open 7 days a week for your convenience

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🖱️ carters.co.uk

🗨️ 59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	83
(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 

