



The Springs Silver Birch Grove  
Olney MK46 5GL

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Rarely available this vast modern family home boasting some 2700 square feet, offers ample off-road car parking and is offered in the agent's opinion in good decorative order. Situated a short walk from West Street and the High Street this superb detached property is only currently available as our vendors have found a new home.

The accommodation comprises entrance hallway, WC, large Open Plan kitchen /dining room, Separate sitting room, Cinema room and utility room. On the first and second floors there are five good sized bedrooms ( two en- suite) and a family bathroom. Underfloor heating is installed in addition to conventional radiator heating. White gloss tiling is predominant to the ground floor areas.

The master bedroom suite offering a feature vaulted ceiling and it's own dressing room with en-suite shower room. The large bedroom on the second floor also has its own private en suite bath and shower room which would be a teenagers paradise or equally would be perfect for a nanny or au pair.

Outside, the garden wraps around the house as the property is on a corner plot. There is space to the right hand side to potentially (subject to planning) build a new double garage and there is also an external home office which can be used as a games room or gym.

## Ground Floor

Entrance hall - Access via a double glazed door with matching side panel, tiled flooring, white gloss tiling with underfloor heating. Window to front elevation, Staircase leading to the first floor landing, ceiling downlighters, Smoke alarm and security alarm panel. Doors off to Kitchen/dining room, lounge and utility room.

Kitchen/dining room - A sociable family space ideal for entertaining with the dining area comfortably able to seat 8 people. There is an extensive range of built in kitchen units with a feature central island. Integrated within the kitchen are a dish washer, washing machine, double oven and microwave. In addition there is a freestanding American style fridge/freezer. A "Neff" induction hob is built in to a vast work surface area with extractor hood over. Tiled splash areas softly illuminated by discreet under pelmet lighting. White gloss tiled flooring with underfloor heating. Innovative bi-folding window opening into the garden.

Sitting Room - This is a well proportioned reception room with French doors and double glazed windows on the rear elevation overlooking the garden. There is more than enough space to accommodate several sofas and additional comfortable chairs. Recessed lighting to ceiling. Underfloor heating. "Luvanto" flooring.

Utility Room - Doors to garden and garage. White gloss floor tiling extending into the cloakroom. Further door to:

Cloakroom providing a WC and wash basin.

Family room/Cinema room - A large space having formerly been a double garage fitted with "Kandean" flooring and housing the central heating boiler within a discreet cupboard unit. There is a large recess currently housing a wide screen television, all wiring being discreetly hidden behind an area of back boarding. Bi folding doors to the hard landscaped area of garden.





## First floor

A staircase with storage under rises to an impressive landing area from where another staircase ascends to the second floor bedroom with adjoining en suite facility. The landing is bright and airy courtesy of two windows on the front elevation. Doors lead off to the Master suite, three double bedrooms and the family bathroom.

**Master Bedroom** - A very well proportioned with a vaulted ceiling increasing the impression of space with windows on two elevations supplemented by a Velux rooflight enhancing the availability of light. There is a private dressing area with more than enough space should additional wardrobe space be required.

**En suite** - Comprises WC, wash basin in vanity surround, walk in shower with power rainwater style shower, heated towel rail and shaver socket. Floor and wall tiling, extractor fan and ceiling downlighters.

Three additional bedrooms, all doubles are located on this floor with space for freestanding wardrobes.

**Family bathroom** - Comprising a four piece suite of low level WC, wash basin in vanity unit, panelled bath with centralised taps and walk in shower again with a rainwater style shower. Heated towel rail, ceiling downlighters. Tiled flooring. The walk in shower cubicle provides an extravagance of space and has a power rainwater style shower. A heated towel rail and shaver point are also provided.

## Second floor

The guest bedroom or teenagers room is located on the second floor and offers storage within the eaves and mirrored wardrobes. Velux windows to two aspects and further window to the rear. ceiling downlighters. Door to:

**En suite** - Comprising low level WC, hand basin in vanity surround, full sized bath with overhead power shower and screen, tiling to walls and flooring. Heated towel rail. Extractor fan. Recessed lighting to the ceiling.

## Outside

The property is approached by a block paved driveway with parking available immediately to the front of the property. Gated access to the garden areas is available to either side of the property. The gardens wrap around the property with each area being significantly different and serving an alternative purpose.

A large Gymnasium/games room or home office which is installed with broadband has been erected in one area in close proximity to a garden shed. This is a purpose built unit providing space in abundance and being well insulated, it currently easily houses various desks and a full size pool table such are its dimensions. Bi-folding doors extend along one elevation with double glazed full height panels incorporated to another. The home office occupies a slightly elevated position in the low maintenance area of garden with steps up from an area of decked artificial turf. Immediately to the rear of the property with access from the family/cinema room there is an area of hard landscaping ideal for al fresco dining. This area extends to an enclosed lawned area of garden on the western elevation. There is external lighting around the property, electric points and water outlet.

## Agents notes

Underfloor heating in the main to the ground floor with conventional radiator system to the Family/cinema room and all first and second floor rooms.

Electric charger available to the side of the house.

Alarm system is maintained by Tickford security.

CCTV installed

Bollard lighting and security lighting on the drive

Good storage is available within the airing cupboard and eaves areas.

Window blinds to remain

## 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.







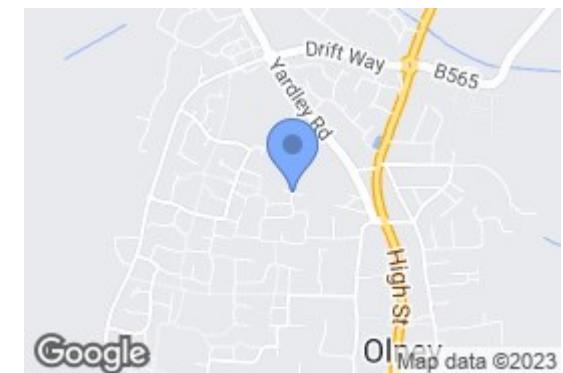


Approximate Gross Internal Area  
 Ground Floor = 110.5 sq m / 1,189 sq ft  
 First Floor = 101.8 sq m / 1,096 sq ft  
 Second Floor = 33.3 sq m / 358 sq ft  
 Office / Gym = 23.9 sq m / 257 sq ft  
 Total = 269.5 sq m / 2,900 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	78	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	
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)		Not environmentally friendly - higher CO <sub>2</sub> emissions	
(81-91)		EU Directive 2002/91/EC	
(69-80)		EU Directive 2002/91/EC	
(55-68)		EU Directive 2002/91/EC	
(39-54)		EU Directive 2002/91/EC	
(21-38)		EU Directive 2002/91/EC	
(1-20)		EU Directive 2002/91/EC	

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