



High Street, Whaddon, MK17 0NA

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12 High Street  
Whaddon  
Buckinghamshire  
MK17 0NA

## Offers In Excess Of £600,000

Set on the outskirts of this sought after village, this three/four bedroom property offers versatile and spacious living accommodation, and is available for sale for the first time for 35 years.

The origin dates back to the early 19th Century and was formerly two properties and is Grade II Listed.

The accommodation comprises, entrance hall, cloakroom, lounge, sitting room, dining room, family room/bedroom 4, kitchen/breakfast room, and a utility room. The first floor offers three double bedrooms, with an en-suite (shower & wash hand basin) to the master bedroom, and a family bathroom. To the exterior, the front of the property is enclosed by a retaining wall. The rear garden is private and set on several levels.

This property has to be viewed to be appreciated.

- THREE/FOUR BEDROOM PERIOD PROPERTY
- FOUR RECEPTION ROOMS
- CLOAKROOM
- KITCHEN/BREAKFAST
- EARLY NINETEENTH CENTURY
- MATURE & PRIVATE REAR GARDEN
- INTERNAL VIEWING RECOMMENDED





#### Ground Floor

The property is entered via a solid front door into the entrance hall. Staircase rising to the first floor landing. Door to lounge. Door to the sitting room which has a window to the front aspect and an archway leading to the kitchen/breakfast room. Door to the inner hallway which has a recessed understairs storage area. Door to the cloakroom which has a suite comprising low level w.c. and wash hand basin, window to the rear aspect.

The lounge is dual aspect with glazed French doors leading to the rear garden. Brick-built fireplace with a wooden mantle and an inset 'Clear View' fuel burner. Step down into the dining room which has engineered oak flooring, windows to front and rear aspects. A door leads to the family room/bedroom four with windows to front and rear aspects and a door to the rear garden.

The kitchen/breakfast room is split-level and is fitted in a range of units to base level with worksurfaces over and an inset sink/drainer. Electric cooker point with extractor hood over. Plumbing for dishwasher. Window to the side aspect. Steps leading up to the breakfast area which has a part vaulted ceiling and French doors with glazed side panels leading to the rear garden. Windows to both sides. A walk-in pantry gives access to the utility room which has plumbing for a washing machine and a window and a glazed door which leads to the rear garden.

#### First Floor Landing

Cupboard housing the hot water cylinder. Doors to all rooms.

The master bedroom is dual aspect with windows to front and rear aspects. Fitted wardrobes to one wall. Wall mounted wash hand basin and a recessed, enclosed shower cubicle. Bedroom two is located to the front of the property with a walk-in wardrobe and a window to the front aspect. Bedroom three has steps down from the landing, fitted wardrobe and windows to side and rear aspects.

The family bathroom has a suite comprising low level w.c., wash hand basin and a 'p' shape bath with a shower over. Tiled floor. Complementary tiling to walls. Window to the rear aspect.

#### Gardens

The front garden is enclosed by a retaining wall, steps lead up to the front door. A second gated access leads

around to the private rear garden.

The mature rear garden is well planned with plants, shrubs and numerous fruit trees. Several paved seating areas. Exterior lighting extends to the end of the garden. The external oil boiler and oil tank are located close to the rear of the property.

#### Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Buckinghamshire Council and the council tax band is Band F.

The heating is oil fired to radiators and the boiler is an external boiler located to the rear of the property.

#### Whaddon - Location

Whaddon is a small attractive village, facilities include St Mary's Church which originally dates from the 12th Century and a Church of England Primary school as well as The Lowndes Arms Public House a 17th Century Village Inn. The village is ideally situated to take advantage of the road and rail network with Central Milton Keynes less than 5 miles away with the fast trains to London Euston taking from 32 minutes. The A421 gives excellent road access to the Motorway network with the M1 approximately 10 miles away and the M40 approximately 20 miles away

#### 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.

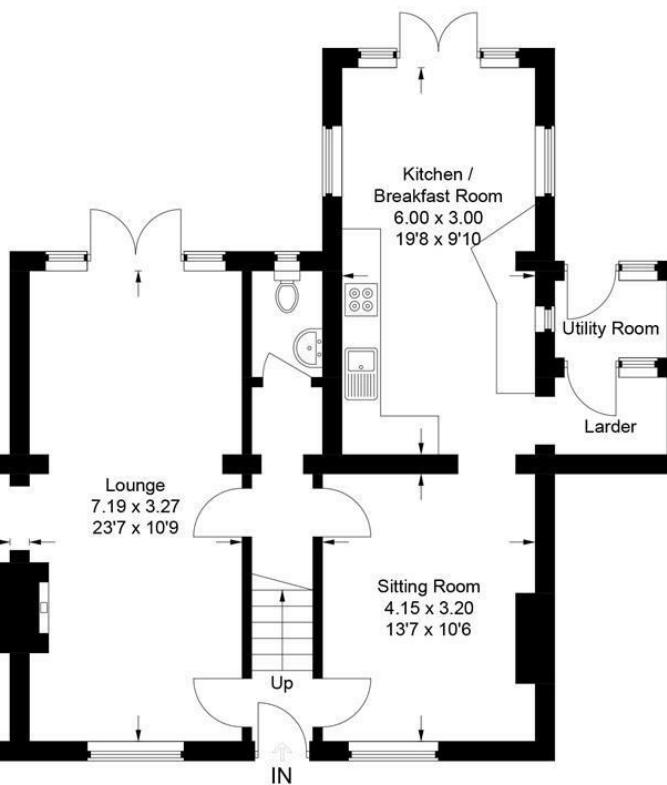
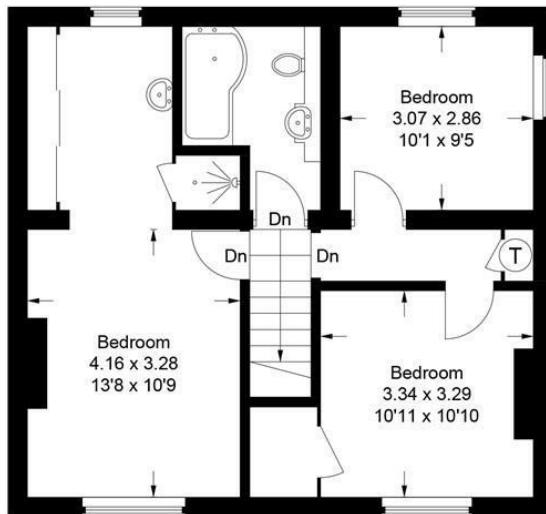




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Approximate Gross Internal Area  
 Ground Floor = 111.3 sq m / 1,198 sq ft  
 First Floor = 57.3 sq m / 617 sq ft  
 Total = 168.6 sq m / 1,815 sq ft



### Ground Floor

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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### Viewing Arrangements

By appointment only via Fine & Country.  
 We are open 7 days a week for your convenience

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