



6 Stockwell Lane

Wavendon MK17 8LU

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Distinctive by design and location, these stunning new properties enjoy an open space environment, a rare commodity within the new city boundary. They also enjoy a vista towards a medieval village church in one direction and in the other direction, an elevated view over Milton Keynes as it expands in an easterly direction. This fine and unique complex of only three properties (two already sold) will appeal to those looking for something a little different, departing from the run of the mill, the absolutely conventional. An exciting open plan living concept of Timber frame construction with eco friendly air source heating, superior insulation and high quality double glazing. Energy performance rating is a very high "B".

Come along to our open day to view the magnificent 4 bedroom detached home or the sole remaining 4 bedroom semi detached dwelling. Be a little different in your choice of new home, the opportunity awaits.

The accommodation comprises, Entrance hall, Lounge/dining room combined, Kitchen/breakfast room, Shower room, 2 ground floor bedrooms, First floor Master bedroom and Guest bedroom both with en suite facilities. The property has underfloor heating on the ground floor and conventional radiator heating on the first floor. Full double glazing. Security alarm. Maintenance charge to be applied for maintenance of the common parts (drive and verge), maintenance and electricity provision of the private drainage plant for the three properties. Figure yet to be assessed.

First Floor

The landing has a vaulted ceiling with the staircase having a glazed balustrade. The master and guest bedrooms on this floor are of similar dimensions and both benefit from en suite facilities, one providing a bathroom and the other a large double shower. Both are well fitted and have a wash basin within a vanity surround and a WVC. A significant feature of both en suite rooms is the large triangular window following the outline of the gable where it meets the ridge at both ends of the property. This allows excellent natural light as well as a pleasing and unusual aspect.

Ground Floor

A solid wooden door with glazed side panels opens into a light and airy hallway with engineered wood flooring. From this area there are doors off to all the principal rooms, the two ground floor bedrooms and a shower room. The staircase rises to the first floor from the hallway with a window at the half landing stage and a cupboard under.

The living/dining room is very well proportioned and has a vaulted ceiling with exposed wooden trusses creating a stunning visual effect. Three units of glazed double doors allow vast amounts of light into the room in addition to a large window on the opposite elevation. Flooring is in engineered wood and there is wall and ceiling lighting.

The kitchen/breakfast room has a wide range of bespoke cabinets arranged to base and high levels with good quality work surfaces. Appliances included which form part of the kitchen are a double oven, microwave, dishwasher and fridge freezer. A central island unit includes an induction hob with extractor fan over and incorporates various cabinets and pan drawers. A built in cupboard is designated to accommodate a washing machine for which there is plumbing provided.

There are two bedrooms on the ground floor, one being a double and the other a large single.

To complete the ground floor accommodation there is a shower room with a large glazed shower cubicle having a tiled interior, wash basin in vanity surround and WVC. Flooring is in Vinyl and there is a heated towel rail.





Outside

The property is approached from Stockwell Lane by a gravel drive with grass verges on either side. The property has its own parking directly in front of the property. Gated access to the gardens is available to both sides of the property. The garden land wraps around the property with a large paved patio ideal for al fresco dining on a warm summer evening. A laurel hedge has been planted within the ranch style fencing which defines the boundary.

Agents notes

Heating is by air source heat pump
The ground floor has underfloor heating thermostatically controlled in each room
The first floor has conventional radiator heating also thermostatically controlled to each room.
Designated parking available for each unit
Double glazed throughout
Security alarm fitted
Private drainage to all 3 properties
Management charge for maintenance of common parts, electricity and servicing of drainage unit



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.

Note for purchaser/s

"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.

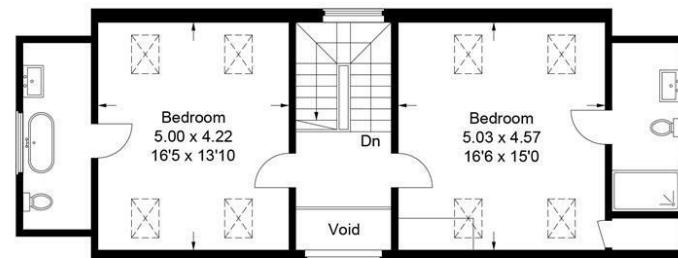
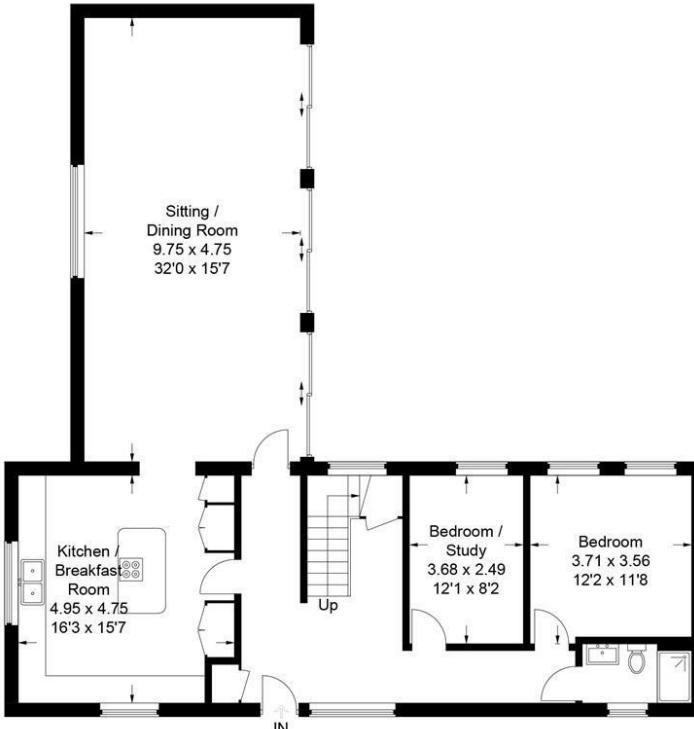
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Approximate Gross Internal Area
 Ground Floor = 123.1 sq m / 1,325 sq ft
 (Excluding Void)
 First Floor = 67.7 sq m / 729 sq ft
 Total = 190.8 sq m / 2,054 sq ft



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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus)	A		
(01-01)	B		
(00-00)	C		
(55-58)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(97 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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