



7 Lewenscroft  
Astwood MK16 9JN

FINE & COUNTRY

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An established 4/5 bedroom detached family home which has undergone tasteful and high specification improvements to the kitchen, family bathroom and en suite rooms. Subsequently this splendid property has much to commend it to supplement its quiet cul de sac location and views over adjoining paddock land.

The accommodation comprises:

Entrance hall, Cloakroom, Lounge, Dining Room, Kitchen/breakfast room, Study/bedroom 5. Conservatory, Master and guest bedrooms with en suite facilities, two further bedrooms and Family bathroom. Externally there is a summer house which could be used as a Home Office though currently in use as a gym, Covered outside kitchen and Double garage with parking for 6 cars.

## Ground floor

Entrance hall

Glazed door with marching side panel. Laminated wood flooring.

Staircase rising to the first floor with storage under. Radiator

Cloakroom

Suite of upgraded low flush WC and washbasin. Extractor fan. Radiator

Lounge

Attractive brick fireplace with exposed crossbeam over and housing a wood burning stove. Glazed doors to the conservatory. Coving to ceiling. Glazed double doors to conservatory. Radiator.

Dining room

Window to the rear elevation. Coving to ceiling. Radiator.

Kitchen/breakfast room

A stunning kitchen, recently refitted and offering a double oven, hob and overhead extractor unit, central island with an abundance of work surfaces. Glazed doors open to the side and rear of the property to access the beautiful gardens and patio areas.

Study/bedroom 5

Windows to the front elevation. Coving to ceiling. Radiator.

Conservatory

Built on a brick base with high level openers. Beautiful vistas and double doors to the garden





## First Floor

### Landing

Of spacious proportions and with doors off to all principal rooms. Loft access. Radiator.

### Master bedroom

Window to the front elevation. Fitted wardrobes. Radiator. Door to En suite

Recently re-fitted to provide a large walk in shower cubicle, wash basin and low flush WC. Radiator

### Guest bedroom

Windows to the rear elevation overlooking the gardens. Radiator. Built in Wardrobes. Door to:

### En suite

Again this room has been upgraded recently to comprise a Three piece suite of shower cubicle, wash basin and low flush WC. Radiator.

### Bedroom 3

Window to the front elevation. Radiator.

### Bedroom 4

Window to the rear elevation with garden views. Radiator.

### Family bathroom

Refitted with high quality replacement sanitary ware to comprise panelled bath, low flush WC and twin wash basins. Ladder radiator.

### Guest bedroom

Window to the rear elevation with aspects over the gardens. Built in wardrobes. Radiator

## Outside

On the approach to the property there is a spacious driveway affording parking for several vehicles and leading to a double width garage with up and over doors, power and light.

The gardens around the property are immaculately landscaped with meticulously cared for lawns. There is a large timber constructed summerhouse currently used as a gym but could also serve as a home office. An interesting addition to the patio area is a covered external kitchen ideal for those long summer evenings and al fresco dining. Beyond the gardens there are views over the adjacent paddocks.

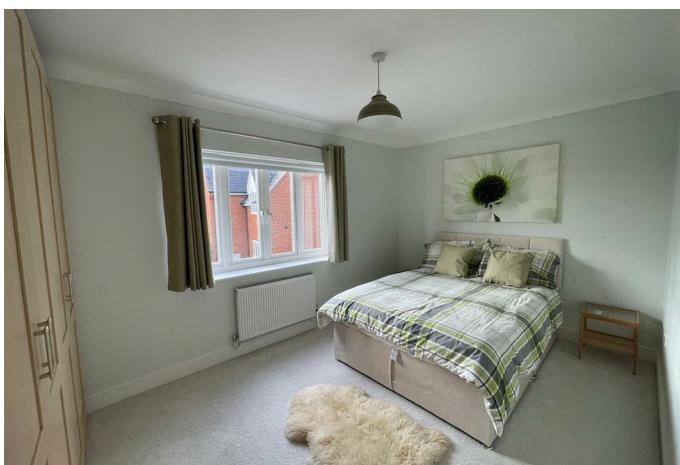
Council tax band "G"

## Disclaimer

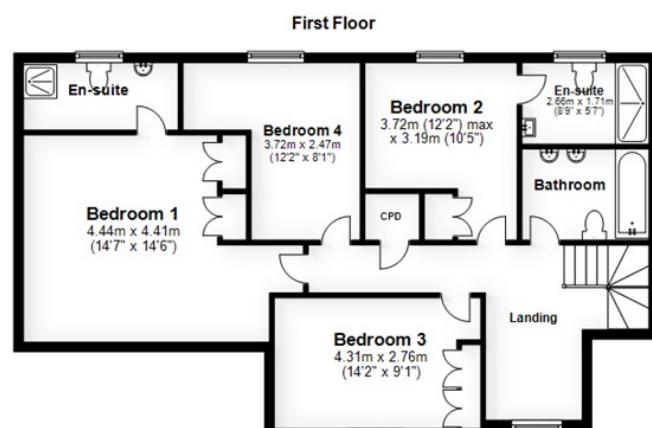
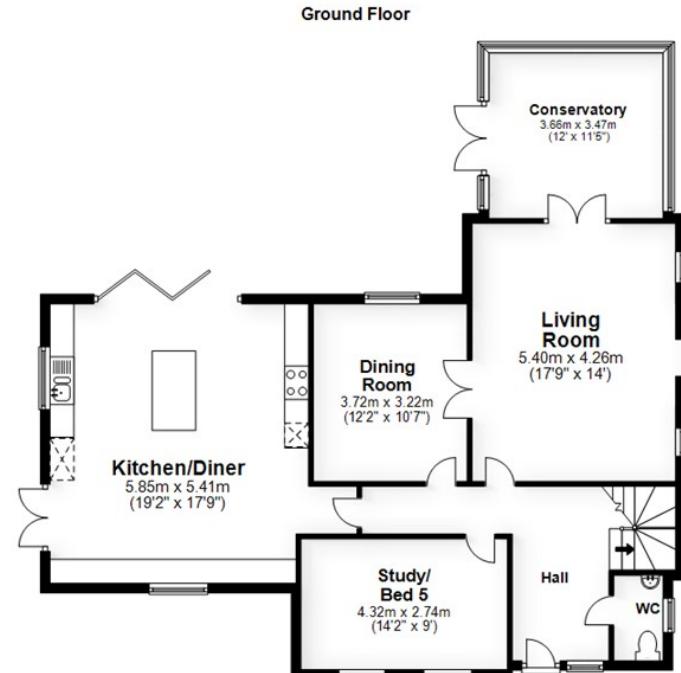
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference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

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			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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

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