



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

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.







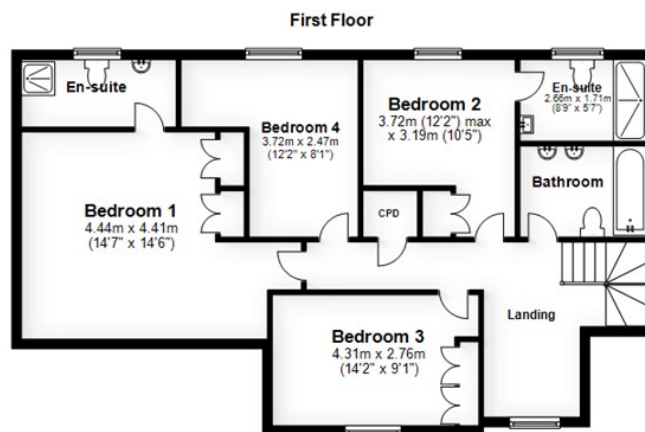
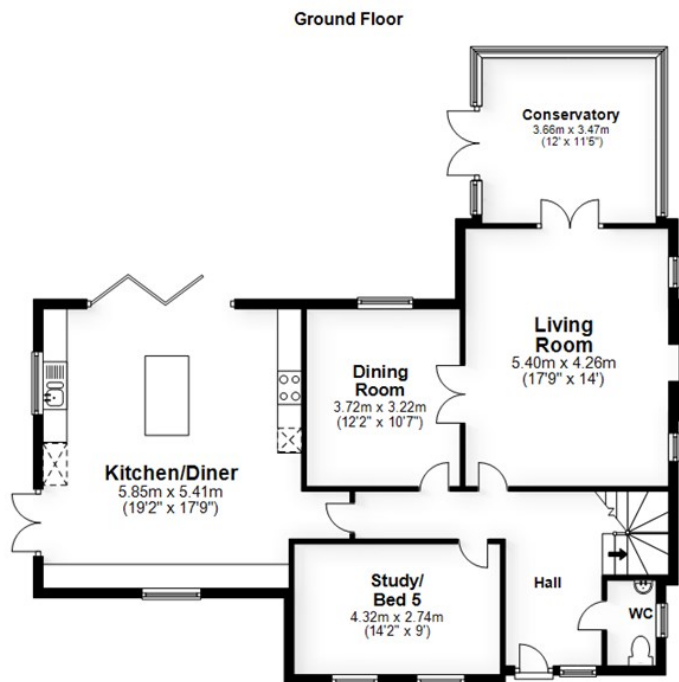












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown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



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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