



Tudor Gardens, Milton Keynes, MK11 1HX



40 Tudor Gardens  
Stony Stratford  
Milton Keynes  
Buckinghamshire  
MK11 1HX

**£995,000**

**A substantial 6 bedroom detached family home with 3 reception rooms, 4 bath/shower rooms and a double garage, located on the sought after Tudor Gardens.**

The property has extensive accommodation set on two floors comprising; an entrance hall, lobby, cloakroom, 3 reception rooms, a large kitchen/dining room and a utility room. On the first floor the property has 6 bedrooms – 3 with en-suite bath/shower rooms, plus a family bathroom. Outside the driveway offers parking for several cars, there is a double garage and an enclosed rear garden.

Tudor Gardens is an exclusive development consisting of 48 large self built homes, built in the 1980s, and is located on the edge of the town within comfortable walking distance of the High Street.

- Extended Detached House
- 3 Reception Rooms
- Large Kitchen/ Dining Room
- 6 Bedrooms
- 4 Bath/ Shower Rooms
- Utility & Cloak Rooms
- Double Garage
- Parking for Several Cars
- Enclosed South/ East Facing Rear Garden







#### Ground Floor

The entrance hall has stairs to the first floor with a cupboard under and doors to most rooms.

A cloakroom has a W.C. and wash basin. The lobby/boot room is a perfect space for coats etc. and leads it to the kitchen.

The living room is a dual aspect room with a bay window to front and French doors opening to the rear garden. Working fireplace.

A study has a window to the rear and the adjacent sitting room is currently used as a second study. It has linking at door to the utility room.

A large open plan kitchen/dining room has an extensive range of units to wall and floor levels in a natural wood finish with worktops and a 1 1/2 bowl sink unit. Breakfast bar. Space for appliances. The remainder of the room offers plenty of space for furniture such as a dining table, sofas and chairs.

The utility room has floor and wall units, spaces for a washing machine and tumble dryer and a door to the rear garden.

#### First Floor

The landing has a window to the front, airing cupboard, access to the loft and doors to all rooms.

The master suite is a large L-shaped room, with windows to the front & rear, comprising a double bedroom, dressing area and an en-suite bathroom with a four piece suite comprising W.C, wash basin, bath and shower cubicle. Window to the front.

Bedroom 2, located at the opposite end of the house, is a double bedroom with a dual aspect with windows to both the front and rear. A range of fitted wardrobes and an en-suite bathroom with a four piece suite comprising W.C, wash basin, bath and shower cubicle. Window to the front.

Bedroom 3 is a double bedroom with a window to the rear and an en-suite shower room comprising W.C, wash basin and shower cubicle. Window to the rear.

Bedroom 4 is large single bedroom located to the rear and has a built-in wardrobe.

Bedroom 5 is a double bedroom located to the rear.

Bedroom 6 is a double bedroom located to the front with built in double wardrobe.

The family bathroom has a white suite comprising W.C, wash basin and bath. Window to the front.

#### Outside

The front garden is enclosed by a hedge and fencing with gated access. The block paved and gravel driveway offers parking for several cars. Gated access leads to the rear garden.

The rear garden has a pressed concrete patio and the remainder is laid with lawn, and a wild garden area. It is enclosed by fencing, mature shrubs and trees. Two apple trees. Side gated access from the front.

#### Double Garage

Integral double garage with two up and over door is (currently boarded over from inside). Power and light. Lined, plastered and decorated walls. Rear access door.

#### Heating

The property has gas to radiator central heating.

#### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: F

#### Location - Stony Stratford

An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

#### 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.







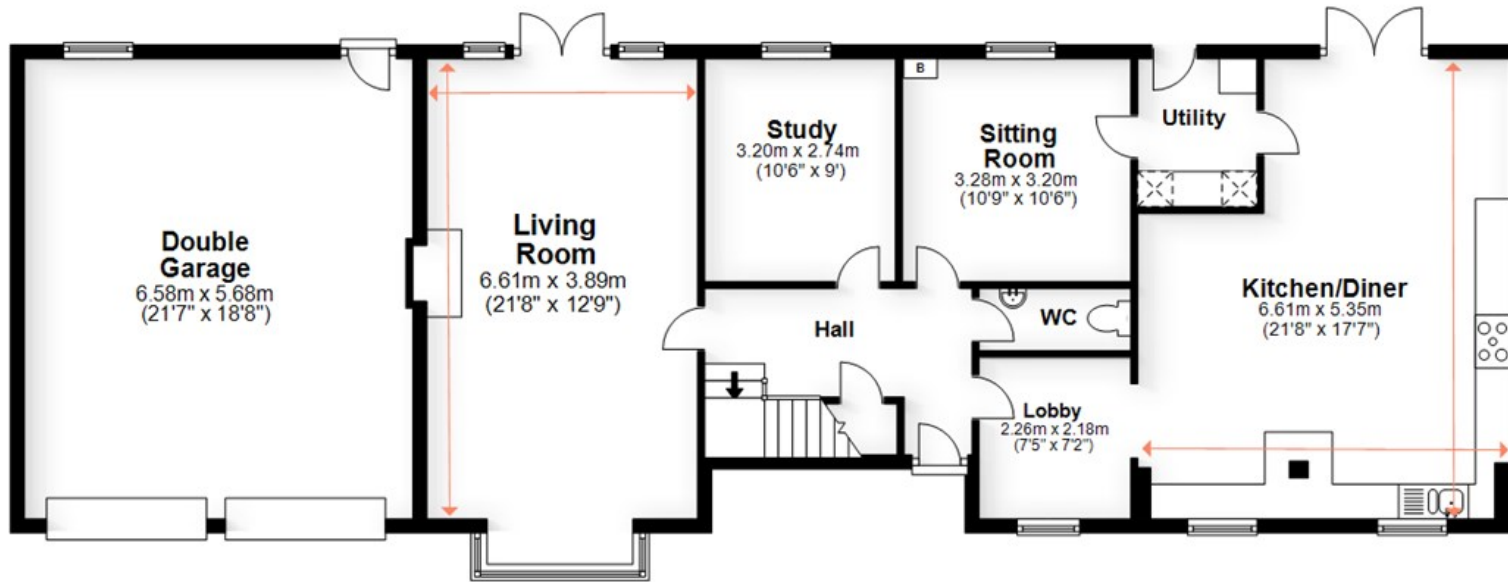






## Ground Floor

Approx. 99.7 sq. metres (1072.9 sq. feet)



## First Floor

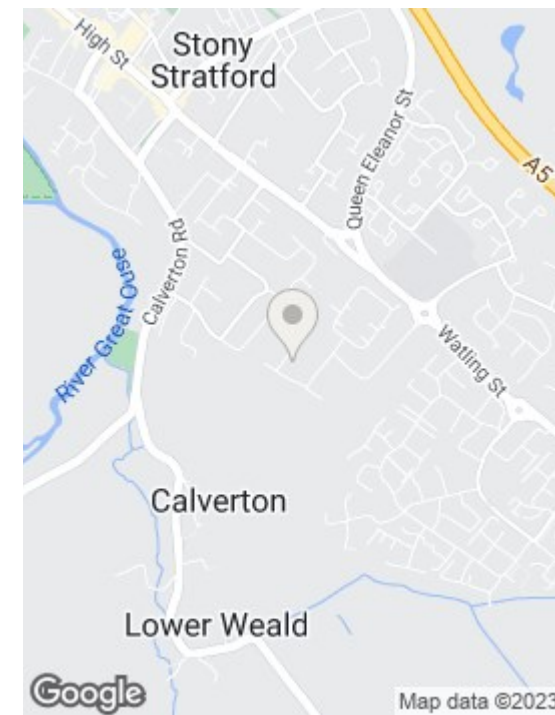
Approx. 127.0 sq. metres (1366.8 sq. feet)



Total area: approx. 226.7 sq. metres (2439.7 sq. feet)

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 usually includes all areas of accommodation shown on the plan excluding garages. 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.



## Viewing Arrangements

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

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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	69	76
EU Directive 2002/91/EC		

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