



Woodward Place, Loughton Lodge, MK8 9LG

16 Woodward Place
Loughton Lodge
MK8 9LG

£550,000

A substantial executive apartment located on the sought-after, gated, Loughton Lodge development, adjacent to Lodge Lake and parkland and around a one mile walk to Central Milton Keynes railway station.

The spacious apartment has well presented accommodation, around 1,282 ft.² in size, with large rooms featuring extensive glazing, and this property is located with arguably the best views on the development overlooking Lodge Lake and the parkland and a South/Westerly aspect.

Extensive accommodation comprises an entrance hall with large store, a large open plan living space of 28'6" in length with extensive glazing & lovely views, 3 bedrooms to include the main bedroom with ensuite shower room, study/library (potential fourth bedroom) and bathroom. Outside the property has a large private balcony with lovely views over Lodge lakes, a garage and parking space.

Loughton Lodge is a private gated development, with beautifully manicured grounds, including lawns and ponds, adjacent to Lodge Lake and park. It is ideally located for commuters, with Central Milton Keynes railway station around a pleasant 1 mile walk - and widely considered one of the most exclusive such sites in Milton Keynes.

Early viewing of the property is recommended - a chain free sale is available.

- CHAIN FREE SALE
- Large, Exclusive Apartment (Approx 1,282 ft.²)
- 3 Bedrooms (Potential 4th Bedroom)
- 2 Bath/ Shower Rooms
- Large Open Plan Living Space
- Kitchen/ Breakfast Room
- Extensive Use of Glazing
- Garage & Parking
- Large Private Balcony





Communal Areas

Each of the four blocks has a secure entry system with intercom, with well kept, spacious communal areas comprising large hallways and landings.

Living Accommodation

A front door opens to a large entrance hall with double doors opening to the living room, a large walk in storage cupboard, doors to all rooms and open to a study/ library area.

The study/ library area has a window to the front, and could be converted into a fourth bedroom with the addition of a stud wall. (The apartments were originally built with 4 bedrooms - the first owner requested this alteration).

The heart of this home is a large open plan living space with plenty of space for dining furniture and living furniture as you wish. The room features extensive floor to ceiling glazing to each end sides and a glazed door opens to the balcony and lovely views over the grounds and to Lodge Lake.

A kitchen/ breakfast room has a modern range of units to floor and wall levels with worktops, a breakfast bar and a range of integrated appliances to include an electric hob, extractor hood, double oven, fridge/ freezer, and dishwasher. A large picture window overlooks the grounds.

The utility cupboard has the electric water heater and space for a washing machine.

Bedrooms & Bathrooms

Bedroom 1 is a double bedroom with a large picture window overlooking the grounds, a dressing area with double wardrobes and a window to the rear. The ensuite shower room comprises a modern white suite of WC and wash basin built into a vanity unit with cupboards and drawers and a double sized shower cubicle.

Bedroom 2 is located to the rear with the window overlooking the grounds.

Bedroom 3 is a double bedroom with fitted wardrobes located to the front of the property.

The bathroom has a suite comprising WC, and wash basin built into a vanity unit, and a shower bath with glass screen and shower over. Fully tiled floor and walls.

Exterior Space

A private balcony, with a South/ Westerly aspect, is sheltered under the roof eaves, with a timber deck and is enclosed by glass and timber balustrade. The elevated position enjoys lovely views over well manicured grounds, and is one of just a few apartments on the site to have views over the adjacent Lodge Lake and parkland.

Loughton Lodge is an exclusive, private gated development set in grounds around 3.5 acres with neat lawns, decorative ponds with fountains, and ample parking. It is located adjacent to Lodge Lake Park with a residents private gated access to the park which part of a linear park offering miles of attractive walks.

Garage & Parking

Brick built single garage with up and over door. Private parking space in front of the garage and numerous visitor spaces.

Cost/ Charges/ Property Information

Tenure: Leasehold - 999 Year Lease from 1998 - around 970 years to run

Annual Ground Rent: No Ground Rent charges.

Annual Service Charge: £367.50 per calendar month for period 1st January - 31st December 2026.

Local Authority: Milton Keynes Council

Council Tax Band: F

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.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Location - Loughton

Loughton is arguably one of the most sought after developments in Milton Keynes. It comprises mainly residential dwellings some dating back hundreds of years, and amongst them some of the highest in value in Milton Keynes. It encompasses the historic village of Loughton along with some stunning parkland and the popular Loughton Equestrian Centre offering riding lessons and livery - just a few minutes walk from the property. It has a local junior school and a popular restaurant. Loughton is particularly popular with commuters being close to CMK railway station with trains to London Euston and the North. The fastest trains to Euston take just 30 minutes. The property is just a few minutes walk from the station through attractive parkland, which will save the stress and considerable cost of parking for commuters. CMK shopping centre is a reasonable walk or short bus/car journey away. There are plenty of lake and riverside walks close by. With a short visit to Loughton it is easy to see why it is one of Milton Keynes premier locations.

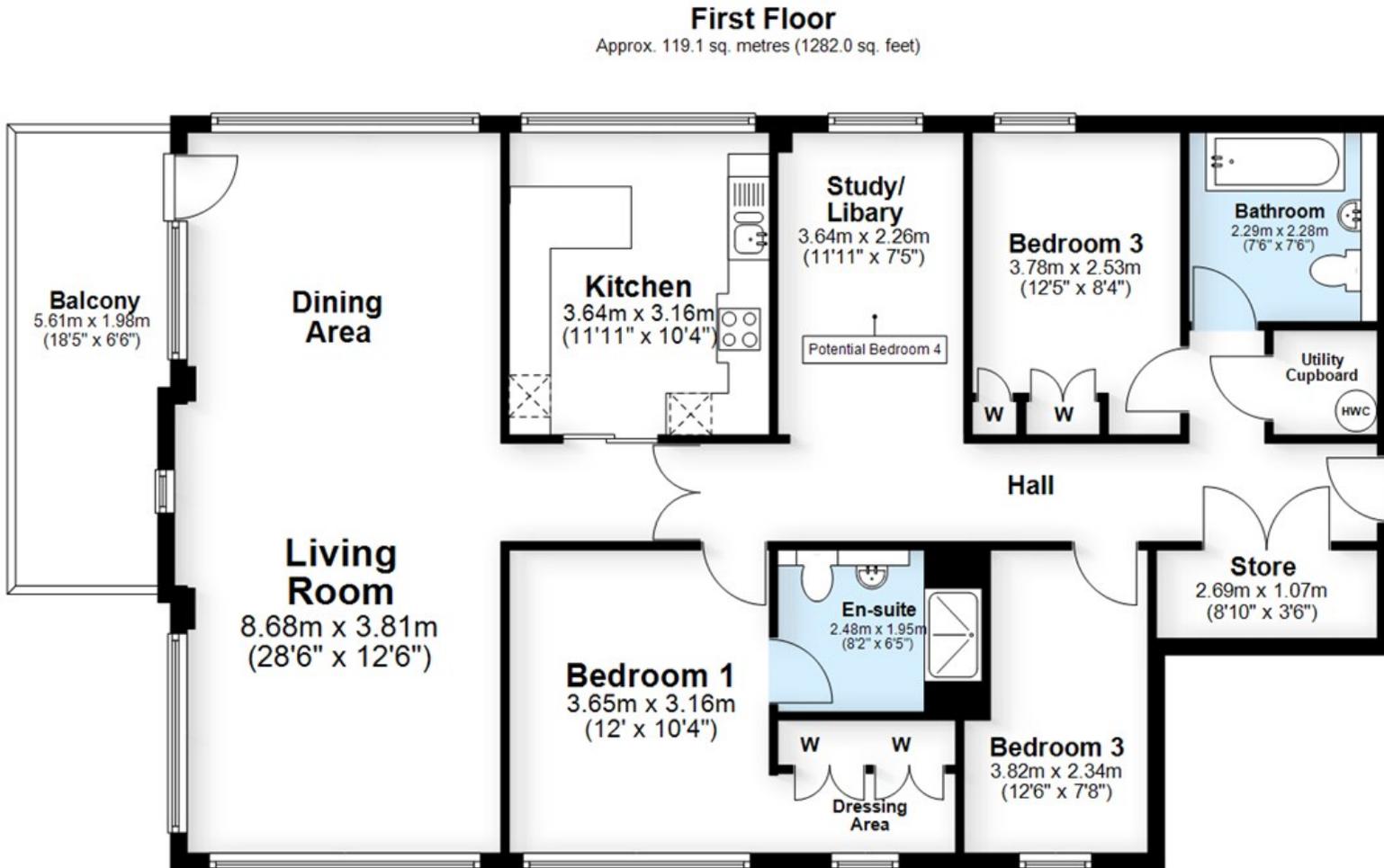
Disclaimer

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.



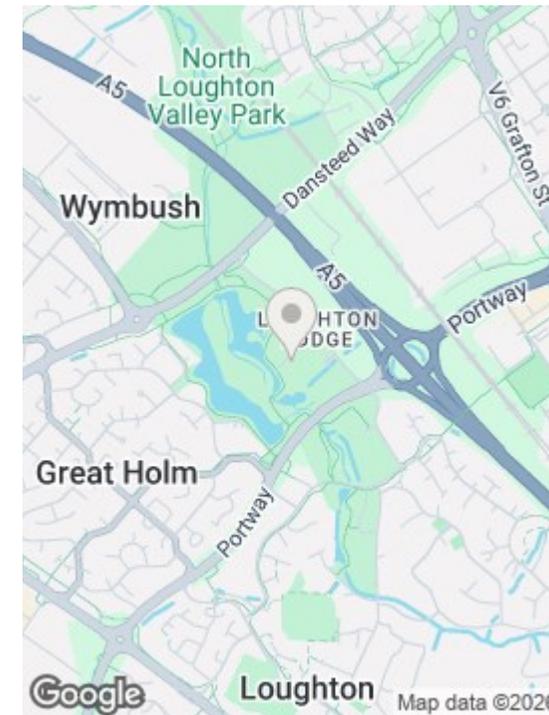






Total area: approx. 119.1 sq. metres (1282.0 sq. feet)

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 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.



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	66	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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