



Willow Lane, Stony Stratford, MK11 1FG

13 Willow Lane
Stony Stratford
Buckinghamshire
MK11 1FG

£950,000

A very well presented and substantial detached house with 5 bedrooms, 3 bathrooms and 3 reception rooms, on this most sought after and exclusive modern development close to both the town centre and picturesque Riverside Meadows.

The extensive accommodation, around 2,250 ft.², benefits from a large rear extension and is set over three floors comprising; a hall, cloakroom, square living room with working wood burning stove, separate dining room/ study, utility room and a fabulous open plan kitchen/ dining room/ family room. On the first floor it has 4 double bedrooms and 3 bath/ shower rooms and the second floor has a large room which could suit many uses such as a bedroom, workspace, gym or cinema room. Outside is a double carport and enclosed gardens.

Willow Lane is a small and exclusive development, built in 2003, which sits next to the Mill race, beautiful Riverside Meadows and is just a few minutes walk to the town centre. A rare opportunity to own a large modern house in such an enviable position close to the town centre - early enquiries are recommended.

- Detached House Around - 2,246 ft.²
- 4-5 Double Bedrooms
- 3 Bath/ Shower Rooms
- Large Kitchen/ Dining/ Family Room
- Lounge with Wood Burning Stove
- Large Study
- Cloak & Utility Rooms
- Double Carport
- Exclusive Riverside Development
- Close to the Town Centre





Ground Floor

The entrance hall has a tiled floor, a door to a storage area which has a further door to the carport and doors to all other rooms.

A cloakroom has a suite comprising W.C. and wash basin. Window to the front.

The square living room, located to the front, has a fireplace with a wood burning stove, a bay window to the front, designer radiator and wood flooring.

A large study, formerly the dining room, is located to the rear has wood flooring, French doors to the rear garden and a designer radiator.

The heart of this home is the large and extended kitchen/dining/family room added by the current owners in recent times. The kitchen area has a range of modern units to floor and wall levels with porcelain worktops and an under mounted one and a half bowl ceramic sink with a quooker boiler water tap. Water softener. Integrated appliances include 5 ring gas, hob, extractor hood, double oven, fridge/freezer and dishwasher. Breakfast bar with seating for four. The room has been extended to the rear to provide a large open plan, family room and dining area. This is a lovely spacious and bright area with a high vaulted ceiling with 3 Velux skylights, window to the rear and two large sets of corner set triple bifold doors opening the room to the garden. Plenty of space for sofas and a large dining table. Wooden flooring runs throughout.

A Utility room has granite worktop with cupboard under, 1 1/2 bowl sink and space for a washing machine and tumble dryer. Gas central heating boiler and Door to the side pathway.

First Floor

The first floor landing has a window to the side, stairs to the first floor, airing cupboard and doors to all rooms.

Bedroom 1 is a large double en-suite bedroom located to the front with a bay window and two sets of built in wardrobes. The en-suite shower room has a white suite comprising W.C, wash-basin set on a vanity unit and double shower cubicle. Part tiled walls and window to the front.

Bedroom 2 is a double en-suite bedroom located to the rear. The en-suite shower room comprises; W.C, wide wash basin set on a vanity stand and a double sized shower cubicle. Tiled floor and walls.

Bedroom 3 is a double bedroom located to the front.

Bedroom 4 is a double bedroom located to the rear with built in wardrobes.

The family bathroom has been replaced with a modern suite comprising a W.C, wide wash basin with vanity unit and bath. Tiled floor and walls. Window to the rear.

Second Floor

The second floor landing makes for a pleasant seating area with a triangular window to the side which provides a view to the Mill

race and Riverside Meadows beyond.

The second floor is dominated by a large room offering a multitude of uses – currently used as a sitting room and games room. It may suit as an additional bedroom, gym, cinema room or a large work space. It also offers a scope to subdivide into two rooms. It has dormer windows to the front and rear, a skylight window to the rear and a triangular bay window to the side.

Outside

The rear garden has a large timber deck with steps down to the remainder of the garden which is laid to lawn and enclosed by fencing. Side gated access from the front.

Carport

Double with carport which is fully enclosed to 3 sides, with lighting and a side access door leading into the house.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: G £

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.

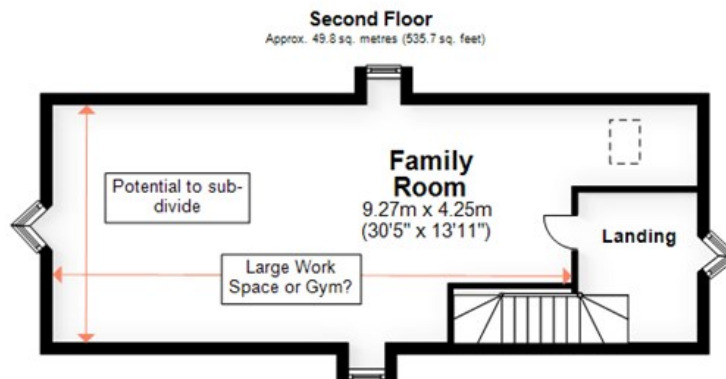
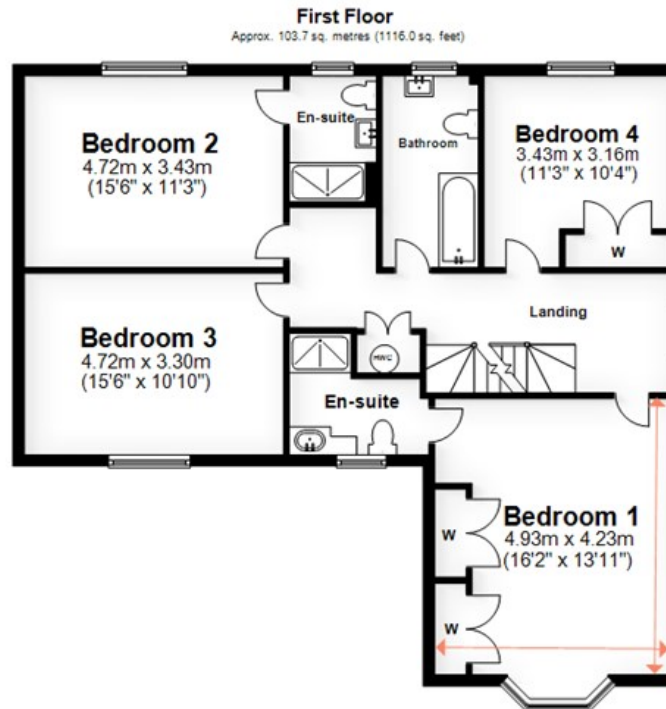
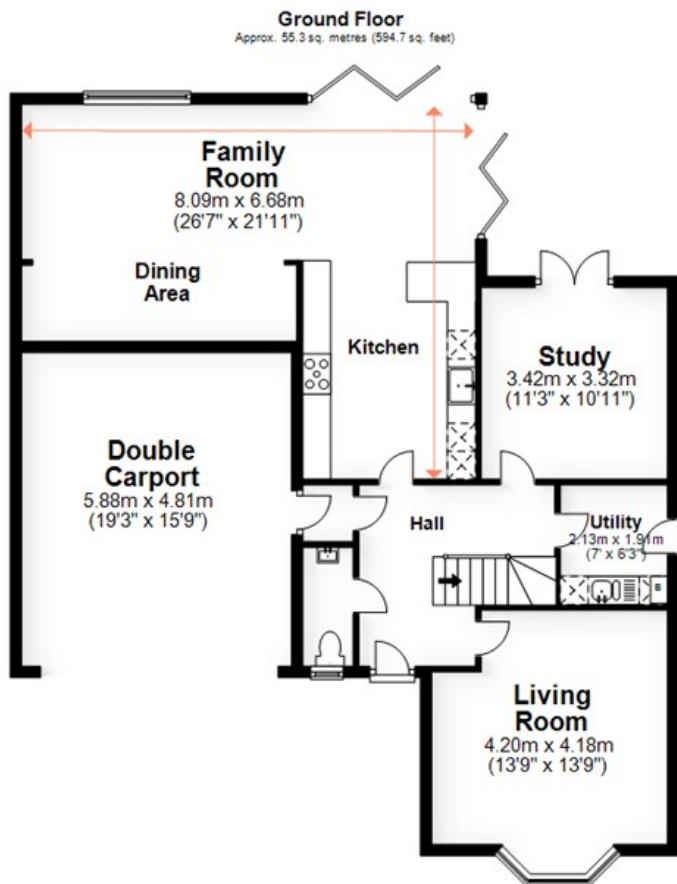
Disclaimer

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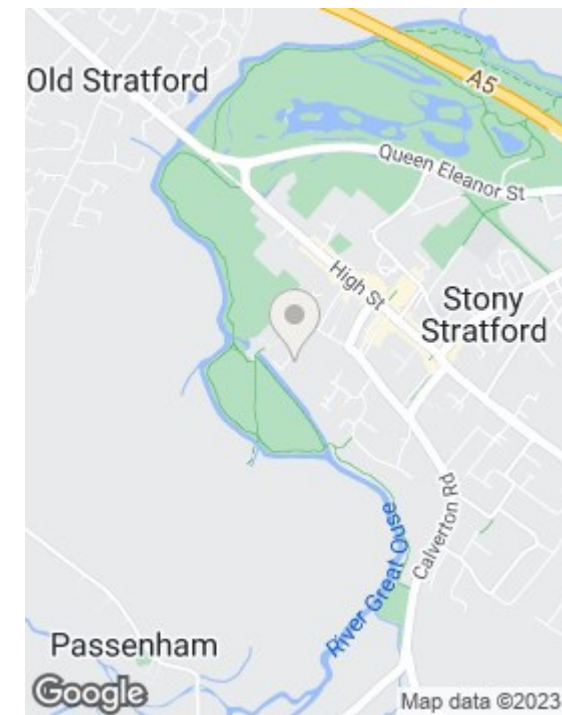




Total area: approx. 208.7 sq. metres (2246.4 sq. feet)

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 areas 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		
(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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