



Field House 39A Main Road

Astwood MK16 9JS

FINE & COUNTRY

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A double fronted detached property, individually designed and built in 2010 and located on the fringe of the village. The property enjoys a generous plot in the region of half an acre which is designated as garden land whilst being enclosed by stockproof fencing. There is excellent off road parking for several vehicles to the front off the property which is fully double glazed and centrally heated by low propane gas,

The accommodation comprises: Entrance hall, Cloakroom, Sitting room, Dining room, Kitchen, Utility room, 4 bedrooms with an en suite facility to the Master bedroom and a family bathroom. The property is not overlooked to the rear.

Ground floor

Entrance hall

A well proportioned hallway stands behind an entrance door which incorporates two glazed inspection panels. From the hallway the staircase rises to the first floor and there are doors off to the principal rooms. Wooden flooring is fitted to this area and is predominant across the ground floor. A cloakroom can also be found off the hallway having a WC, wash basin and ladder radiator. The sitting room overlooks the gardens to the rear with glazed double doors opening to a small paved area which extends to a larger portion of patio. A gas fuelled log effect fire is fitted to one wall. The dining room is located adjacent and looks to the front elevation. A compact study has a window on the rear elevation with garden aspects. The kitchen is well equipped with a single bowl sink unit having cupboards under. The kitchen offers a good range of cupboards to base and high levels with work surfaces over. Integrated to the kitchen are a dishwasher, Range cooker, drinks fridge and free standing fridge and freezer. There are windows to two aspects and recessed lighting to the ceiling. The utility room has storage cabinets and has plumbing for a washing machine and housing for a tumble dryer. A door exits to the garden.

First Floor

There are four bedrooms on the first floor accessed from a galleried landing. The Master bedroom has an ensuite facility fitted with a three piece suite comprising of shower cubicle, WC and wash basin. There is also a ladder radiator, extractor fan and opaque glazed window. Two of the additional bedrooms are to the front elevation with the other at the rear. A family bathroom completes the accommodation on this floor, the panelled bath having a shower attachment and glazed screen.





Outside

Access to the property is through a five bar gate at the front opening into a gravel drive and parking area.

To the rear there is garden immediately behind the house with a large patio where there is external lighting. This more formal area of garden extends towards post and rail fencing which gives it definition at the rear, then beyond is a larger parcel of land which is also designated for garden use although could accommodate a small pony.

There is a private agricultural right of way in favour of two persons in the village to the left hand side of the house which does not interfere with the privacy of the sellers or their garden land.

Important note for purchasers

“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.

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.

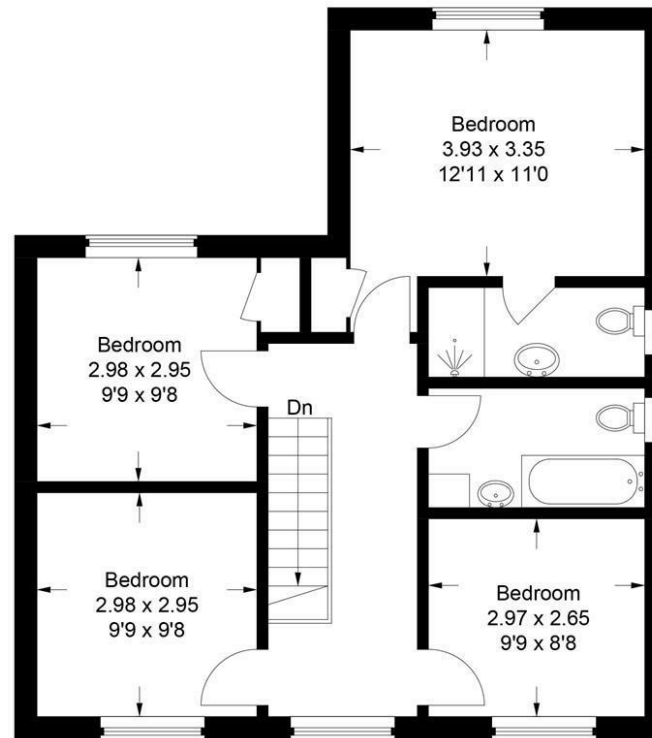
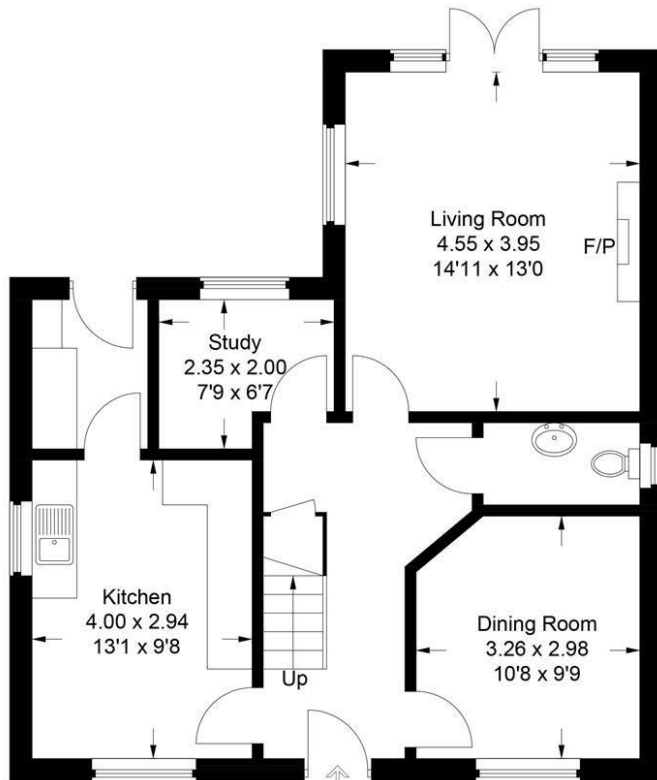








Approximate Gross Internal Area
 Ground Floor = 62.6 sq m / 674 sq ft
 First Floor = 62.2 sq m / 669 sq ft
 Total = 124.8 sq m / 1343 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(19-34) E			
(11-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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