



Northfield Barns Drive, Deanshanger, MK19 6LG

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**Paddock House**  
**5 Northfield Barns Drive**  
**Deanshanger**  
**Northamptonshire**  
**MK19 6LG**

**£1,750,000**

A stunning contemporary, individually designed Eco property that offers the perfect blend of space, comfort, and style. This detached home boasts three reception rooms, providing ample space for entertaining guests or simply relaxing with your family. With four spacious bedrooms, there is plenty of room for everyone to have their own private sanctuary.

Constructed in 2015, the property is approaching 3,500 sq ft of living space, and features three bathrooms, ensuring that the morning rush is a thing of the past. No more queuing for the shower! Parking is a breeze with space for ample vehicles, plus a double open garage/carport making coming home after a long day out convenient and stress-free.

Located in the charming village of Deanshanger, this property offers a peaceful retreat from the hustle and bustle of city life. Paddock House in Deanshanger is not just a house, it's a home where memories are waiting to be made.

Don't miss out on the opportunity to make this beautiful property your own. Book a viewing today and step into the lifestyle you've been dreaming of.

- DETACHED INDIVIDUALLY DESIGNED ECO HOME
- OPEN PLAN KITCHEN/DINING/FAMILY SPACE
- FOUR DOUBLE BEDROOMS
- MASTER BEDROOM & GUEST BEDROOM WITH EN-SUITE SHOWER ROOMS
- CLOAKROOM & UTILITY ROOM
- APPROACHING 3,500 SQ FT OF LIVING SPACE
- GROUND SOURCE HEAT PUMP (UNDERFLOOR HEATING) & A HEAT RECOVERY VENTILATION SYSTEM
- 0.5 OF AN ACRE PLOT BACKING ONTO OPEN COUNTRYSIDE
- SPACIOUS DRIVEWAY WITH OPEN FRONTED DOUBLE GARAGE
- GARDEN OFFICE & SELF CONTAINED STUDIO





#### Ground Floor

The property is entered via a solid front door with full height glazed side windows into the open-plan entrance hall. Stairs rising to the first floor galleried landing. Tiled flooring extends beyond the cloakroom and utility room into the stunning open-plan kitchen/dining/family area. Part glazed roof extends to the sitting room.

The kitchen has been custom designed by Roundhouse London, and is well equipped and fitted in a range of units to wall and base levels with worksurfaces over and an inset one and a half bowl sink/drainer which is set into a large island. Inset Miele induction hob with extractor hood over which is also set into the large island. Further appliances include two electric ovens, a warming drawer, integrated Gaggenau fridge and freezer and dishwasher. There is also a Quooker boiling water tap. This area has an abundance of light and space and is complemented by three sections of glazed doors overlooking the grounds.

The sitting room overlooks the exterior seating area and has a wood burner set in a stone fireplace. This room is complemented with an attractive wooden floor.

#### First Floor Landing

Staircase rises from the ground floor to the galleried landing. The first floor has four double bedrooms.

The master bedroom is located to the front of the property with full width glazed opening onto the balcony. A door leads to the en-suite comprising low level w.c., wash hand basin set in a vanity unit, and a double width shower.

The impressive guest suite is located to the rear of the property and comprises two sets of fitted double wardrobes and windows to rear and side aspects. A door leads to the dressing room which has fitted cupboards and shelves, a roof lantern, and leads to the en-suite which comprises a low level w.c., a large walk-in shower with a glass screen, and a wash hand basin set in a vanity unit.

Bedrooms three and four are both of double size with fitted wardrobes in bedroom three. Both rooms have windows overlooking the garden and single Juliet balconies.

The family bathroom has a four piece suite comprising low level w.c., wash hand basin, shower cubicle and a panel bath.

#### Exterior

##### Self-contained Studio

Light and airy living space offers several purposes and has fitted base level units with a sink/drainer set into the worksurface. This room gives fabulous views of the garden.

#### Grounds

The property is approached via a paddock gate leading to a large block paved driveway and gives access to a stone-built, open ended double carport with an adjacent workshop area with pull-open front doors. Opposite the carport lies a purpose-built garden office which is entered via sliding glazed doors.

The well planned gardens comprise a range of lawn and shrub areas, and hedge to the perimeter. The gardens extend to an upstairs external seating terrace which benefit from views overlooking the extensive gardens, which is a pleasant composite decked area with a fitted patio heater.

#### Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: West Northamptonshire Council.

Council Tax Band: G.

Electricity and water are connected. Drainage is via a septic tank

A ground source heat pump powers both the hot water system & heating system (underfloor heating throughout the property). Heat recovery & ventilation system throughout the property. A sedum roof is on the main property, garage & the garden office.

#### Location - Deanshanger

Deanshanger is located just over the Bucks/Northants border in South Northamptonshire. It has some of the most comprehensive facilities of all the local villages to include several grocery shops, fast food takeaways, post office, hair dressers, pub, church, village hall, sports club and a full range of education from pre-school, to junior school, and secondary school with sixth form. The attractive village green is in a conservation area and recent development in the village has ensured plenty of recreational space and parks are provided. In terms of transport there are excellent road links to Milton Keynes (with a main line station to London Euston (fastest trains just 30 minutes), Buckingham and Northampton. The historic coaching town of Stony Stratford is close by.

#### 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. 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.





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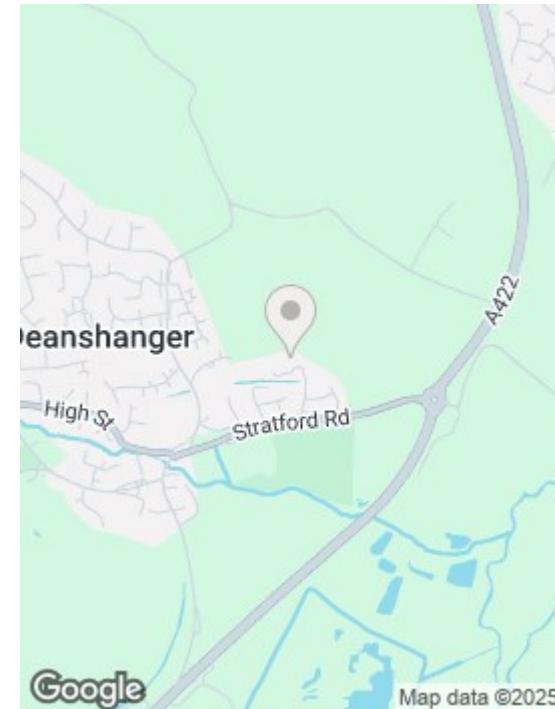


Approximate Gross Internal Area  
 Ground Floor = 170.8 sq m / 1,838 sq ft  
 First Floor = 144.6 sq m / 1,556 sq ft  
 Outbuildings = 26.7 sq m / 287 sq ft  
 Total = 342.1 sq m / 3,681 sq ft (Excluding Car Port)



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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#### 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		81	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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