



Tudor Gardens, Stony Stratford, MK11 1HX



46 Tudor Gardens  
Stony Stratford  
Buckinghamshire  
MK11 1HX

**Offers In Excess Of £1,000,000**

**A beautifully presented, extended and much improved 4 bedroom detached family home on this exclusive development of self-build homes.**

The extension and modifications have been thoughtfully designed by the current Architect owner, and provide large rooms to include a large open-plan kitchen and living space - so highly desired. Planning permission to further extend has recently been granted and would give the property a large master suite on the second floor plus a ground floor bedroom suite. The property has been decorated throughout with Farrow & Ball neutral paint .

The current accommodation comprises, on the ground floor; hall, cloakroom, large living room, plus a further reception room which could be used as a study, snug or playroom. A highlight of the house being the fully fitted kitchen/living/dining room. On the first floor there are 4 double bedrooms with an en-suite to the master bedroom, and a family bathroom. Outside a there is garage, a gated driveway and established, beautifully landscaped gardens.

- Extended Individual Detached House
- Garage & Gated Driveway
- 2 Reception Rooms
- Large Open Plan Kitchen/ Dining/ Family Room
- En-suite to Master Bedroom
- uPVC double glazed
- Landscaped Garden
- PLANING PERMISSION TO EXTEND HAS BEEN GRANTED







## Ground Floor

Enter via panel door with glazed side panel into the entrance hall. Oak doors to cloakroom and study with oak glazed doors to the sitting room and kitchen/dining/family room. An oak dog-leg staircase leads to the first floor and a decorative exposed brick archway.

The cloakroom is fitted with a white suite comprising w.c., with concealed cistern, and an oval basin mounted within a vanity unit with storage below. There is a UPVC double glazed window to front aspect. The floor is Karndean and there is a heated towel rail.

The sitting room has a box bay window to the front aspect and French doors with glazed panels to each side lead into the garden. There is an open fireplace with an Aga wood burning stove standing on a tiled hearth with an oak effect beam above.

The study has French doors leading to a courtyard garden area.

The large kitchen has a dining area and a family area with two pairs of French doors leading to the garden via the patio. There is a further window, and a part vaulted ceiling with skylights adding further light. The kitchen is fitted with a range of Tom Howley inspired bespoke two tone Shaker style units made by Willow Bank in tulip wood with oak drawers to wall and base levels with granite worktops and inset twin sinks. The dual control Aga has a total of five ovens including an attached electric module. The integrated appliances include dishwasher, larder fridge and a tall freezer. The central island unit has cupboards, drawers and shelving and a granite worktop. There is a further range of dresser style units with glazed display cupboards and lighting. There is a tiled splashback area, Karndean flooring and downlighting.

An oak door leads to the utility room which is fitted in a range of Shaker style units and an inset stainless steel sink and drainer. There is a range of built-in cupboards, one shelved, a cloaks cupboard, and a larder. There is a window to the side elevation and a door that leads to the courtyard garden.

## First Floor

The landing has two windows to the front aspect, double doors to the airing cupboard and doors to all rooms.

Bedroom 1 has a range of built-in wardrobes to one wall and a window to the rear aspect looking out over the garden. An oak door leads to the en-suite which is fitted with a white suite comprising close-coupled w.c., pedestal basin with mono tap and feature tiling to the wall behind, and a fully tiled double shower cubicle with glass sliding doors. The floor is tiled. There is a vertical radiator, downlighting and a window to the rear elevation.

Bedroom 2 has a range of built-in wardrobes to one wall and a window to the front elevation.

Bedroom 3 has a window to the front elevation.

Bedroom 4 has a range of built in wardrobes and shelving to one wall, and a window to the rear elevation.

The family bathroom is fitted with a white suite comprising w.c. with a concealed cistern, a basin built into a vanity unit with storage below and a 'P' shape bath with shower and glass screen over. There is a vertical radiator and a window to rear aspect.

## Gardens

The front garden is block paved leading to the garage and provides off-road parking for several vehicles. The wrap around garden is enclosed to the front by hedging with a five bar gate. There is a covered courtyard area to one side.

The rear garden has been landscaped with a large lawn, established shrubs and trees, paved and slate areas with raised planted beds.

## Garage

The garage has an up and over door to the front, two windows to the side elevation and is supplied with power and light. There are two garden store rooms.

## 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.

## Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: G

## Planning Permission

Two planning permission have been granted recently; Application 21/02726/FUL for a large loft conversion - making for a fabulous and large master suite across the second floor with bedroom, dressing room and large bath/ shower room. Application 21/01046/FUL for the single storey garage extension - giving large ground floor bedroom and shower room. Please contact us for further information,

## 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.





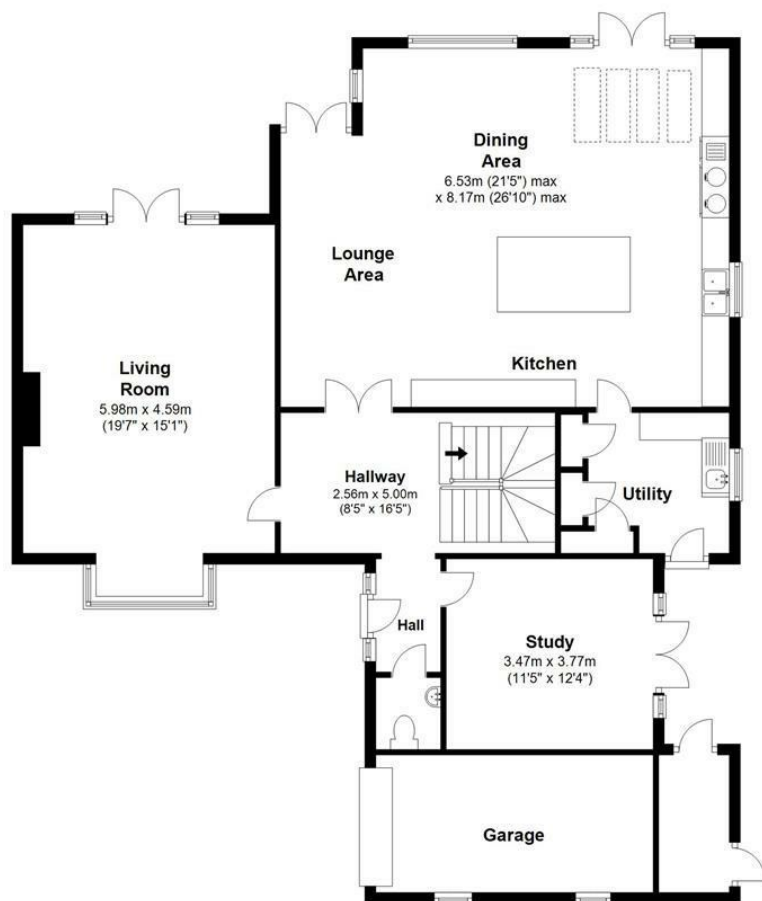




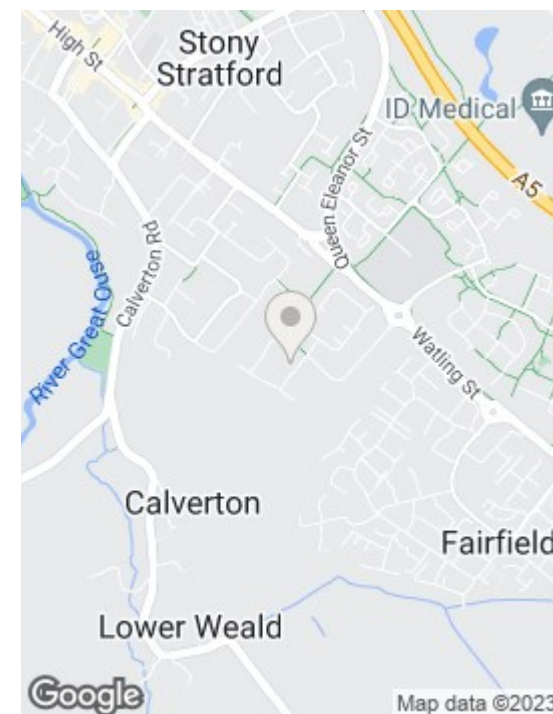




Ground Floor



First Floor



### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	73	82
		EU Directive 2002/91/EC

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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 shown on the plan including garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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.