

Loughton, Buckinghamshire

MICHAEL GRAHAM











A modern four double bedroom detached property with views overlooking open countryside, gardens, a double garage and parking located within Loughton Conservation Area which is within 0.5 mile of Milton Keynes Station.

Willow Cottage

20 Leys Road, Loughton, Milton Keynes,
Buckinghamshire, MK5 8AZ

4 bedrooms

2 reception rooms

2 bathrooms

EPC Rating Band B

The property, with nearly 1,700 sq. ft. of accommodation set over two floors, has a porch with access to a cloakroom and an entrance hall with stairs to the first floor with a cupboard under. There is an over 21 ft. by nearly 14 ft. triple aspect sitting room with a feature fireplace and patio doors to the garden. The study/office is triple aspect with garden views. The fully fitted kitchen is open plan with the dining area which has French doors leading out to the garden.

On the first floor, the galleried landing has access to four bedrooms and a loft space, along with a skylight window. There are four double bedrooms, all with built-in wardrobes. The principal bedroom has access to an en suite shower room and there is also a three piece bathroom.

The property is accessed via a five bar gate onto a gravel driveway with parking for up to six cars ahead of a detached double garage with power and light connected.

- Detached property
- Views over open countryside
- Four double bedrooms, bathroom and en suite shower room
- Two reception rooms
- Kitchen/dining room
- Landscaped garden
- Solar panels (purchased)
- Detached double garage, parking for up to six cars

Additional Information

- Mains water, Gas, Electricity
- The Local Authority is Milton Keynes City Council
- The property is in council tax band F

Ground Floor Highlights

The dual aspect farmhouse style kitchen has a range of wall and floor units with wooden doors, granite worksurfaces and upstands and a tiled floor continuing into the dining area. Included are an integrated dishwasher, two under counter fridges, an under counter freezer and there is a 700mm Lofra Range with induction hob. The sitting room and snug/office have polished wooden floors, and the sitting room also has a brick feature fireplace with a timber lintel above housing a wood burning stove mounted on a tiled hearth.













First Floor Highlights

The wooden staircase with turned balusters rises to the first floor galleried landing which has a skylight window and access to a loft space. All of the bedrooms have wood effect laminate floors and three have built-in wardrobes. The principal bedroom, which overlooks the garden and has a Velux skylight window, has access to a fully tiled shower room with a WC, a bidet, a wash basin mounted into a vanity unit, and an enclosed shower cubicle. The bathroom is also fully tiled with a panel bath with a shower over.







Gardens

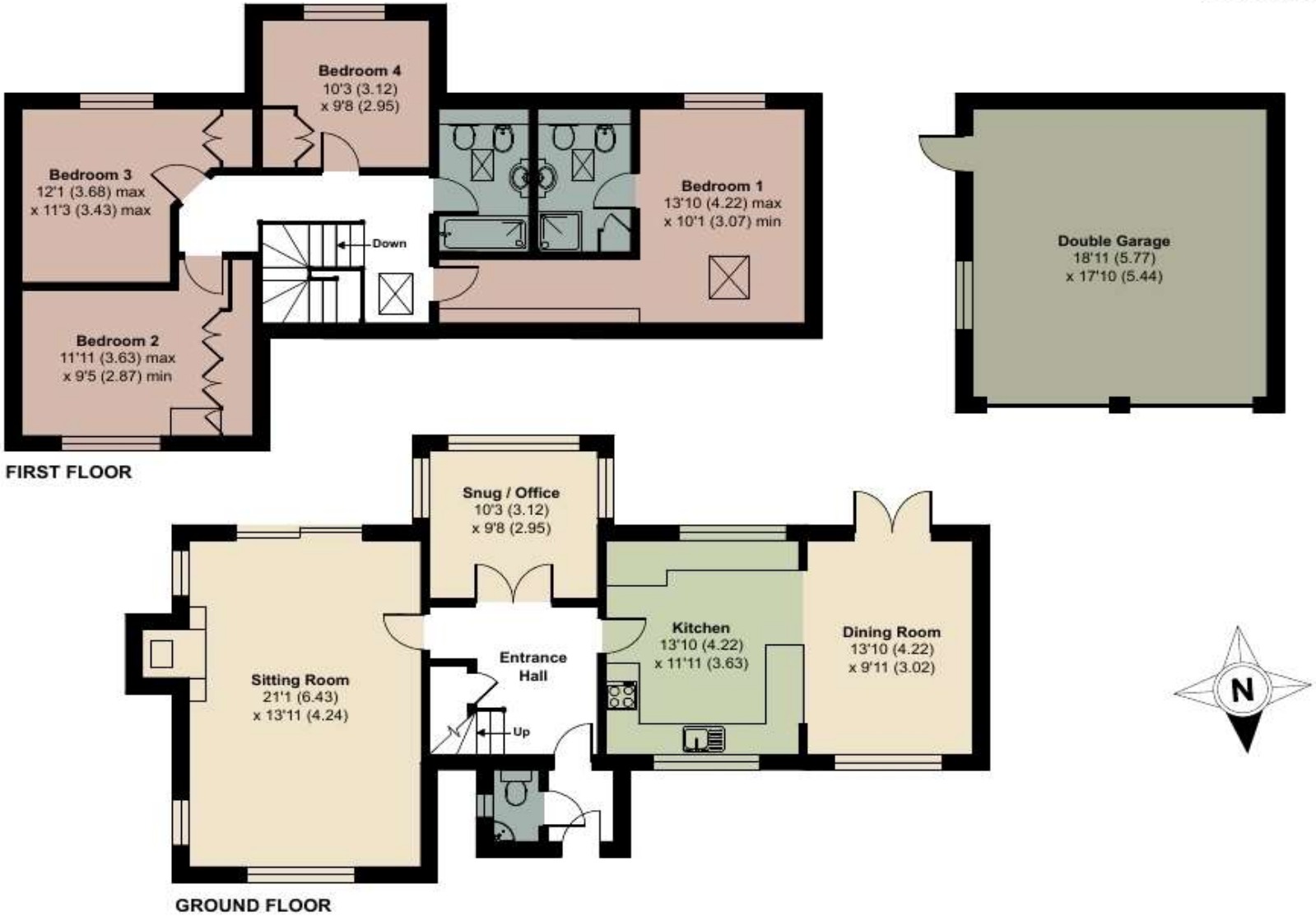
At the front are flower and shrub beds and borders with a hedged boundary to the right. A gated access leads to the rear garden via a paved seating area between the house and the garage. Two decked seating areas with wooden balustrading are accessed from the sitting and dining rooms, both with steps down to lawned areas with pathways between and mature flower, shrub and tree beds and borders. One path leads to a further paved seating area by the rear boundary which has post and rail fencing.







Total = 2034 sq ft / 188.9 sq m
Approximate Area = 1699 sq ft / 157.8 sq m
Garage = 335 sq ft / 31.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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Situation and Schooling

Nearby leisure facilities include South Loughton Valley Park and National Badminton Cente (0.5 miles), Furzton Lake (2 miles) and Woburn Golf Club (8 miles). For local shopping, Central Milton Keynes is 2 miles away. Milton Keynes Central railway station - with services to Euston taking 36 minutes - is about 0.5 mile away and M1 junction 14 is 5 miles. The property is within the Loughton Manor First and Denbigh schools' catchment areas.

5 miles from M1 junction 14

1 mile from Milton Keynes station

32 minutes from Euston

Milton Keynes Office | 01908 399199

445 Midsummer Boulevard, Central Milton Keynes, Buckinghamshire, MK9 3BN

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