



20a, Newport Road

Wavendon, Milton Keynes,
Buckinghamshire, MK17 8AE
£795,000

country
properties

A brand new, beautifully designed four bedroom detached family home set within the highly sought after village of Wavendon, offering the perfect balance of contemporary living, village charm and exceptional commuter convenience. Ideally positioned for easy access into Milton Keynes and with rail links into London via nearby Woburn Sands station, this impressive home has been finished to a high specification throughout and is ready to move straight into. The property enjoys a private enclosed south facing rear garden and benefits from a versatile detached summer house with shower room, providing excellent flexibility for guest accommodation, a home office, or the opportunity to run a business from home. Designed with modern family life in mind, the home also features a stunning open plan kitchen, dining and family space, underfloor heating to the entire ground floor, hard wired CAT5 cabling to all rooms, full smart CCTV and alarm system, and the reassurance of a 10 year structural warranty.

- Master bedroom overlooking the private south facing rear garden (approx. 90ft), featuring a vaulted ceiling and Juliet balcony, with a contemporary en suite shower room and mezzanine storage space.
- Fully alarmed with external CCTV accessible via smartphone
- 10 year structural defects warranty for peace of mind
- Eco friendly (EPC rating B) air source heat pump and underfloor heating throughout downstairs.
- Multi-purpose summer house/studio with hard wired CAT 5 internet, wood effect flooring and contemporary shower room with low level WC, opening directly onto the rear garden, making it ideal for guest
- Excellent layout designed for flexible family living and working from home, complemented by a high quality finish with attention to detail throughout.
- Contemporary kitchen fitted with integrated appliances, boiling water tap, quartz worktops and a central island incorporating a breakfast bar



Ground Floor

Entrance Hall

Ceramic tiled flooring. Oak stairs with glass balustrade to first floor. Under stairs storage cupboard & additional storage cupboard. Control panel for CCTV/alarm control panel. Doors into Living room/Family room/Utility room/Cloakroom & Kitchen/Dining/Family room

Sitting Room

17' 6" x 9' 4" (5.33m x 2.84m) Double glazed window to front. Hard wired for smart TV with aerial and internet CAT 5 connection. Underfloor heating.

Cloakroom

Low level WC. Vanity wash hand basin. Tiled splashbacks. Extractor fan. Ceramic tiled flooring.

Study

9' 7" x 9' 4" (2.92m x 2.84m) Double glazed window to front. Underfloor heating.

Kitchen/Dining/Family Room

24' 4" x 19' 0" (7.42m x 5.79m) A range of wall & base units with quartz worksurfaces over. Inset butler sink with swan neck mixer tap over with boiling hot water tap. Built in eye level electric oven & grill. Built in induction hob with quartz splashback & extractor fan with extractor hood over. Central island with base cupboards & pan drawers incorporating breakfast bar. Integrated dishwasher. Double glazed window to side. Atrium lantern roof. Ceramic tiled flooring with underfloor heating.. Two sets of bi-fold doors onto rear garden. Hard wired for smart TV with aerial and internet CAT 5 connection

Utility Room

A range of wall & base units. Inset butler sink with swan neck mixer tap over & upstands. Space & plumbing for washing machine. Space for tumble dryer. Ceramic tiled flooring with under floor heating. Storage cupboard housing electrical consumer unit & under floor heating manifolds, sprinkler system & WIFI. Additional storage cupboard. Obscure double glazed door onto side with access to front & rear gardens.

First Floor

Landing

Loft access. Airing cupboard housing hot water tank. Doors to all rooms



Bedroom 1

15' 9" x 15' 6" (4.80m x 4.72m) Feature vaulted ceiling. Double glazed doors overlooking rear garden with Juliet balcony. Two radiators. Mezzanine storage space. Velux window. Door to En-suite

En-suite

Double shower cubicle. Vanity wash hand basin, Low level WC. Marble effect tiled walls & ceiling. Shaver point. Demister mirror. Velux window. Heated towel rail.

Bedroom 2

16' 0" x 8' 10" (4.88m x 2.69m) Double glazed window to front. Circular feature port hole window. Radiator.

Bedroom 3

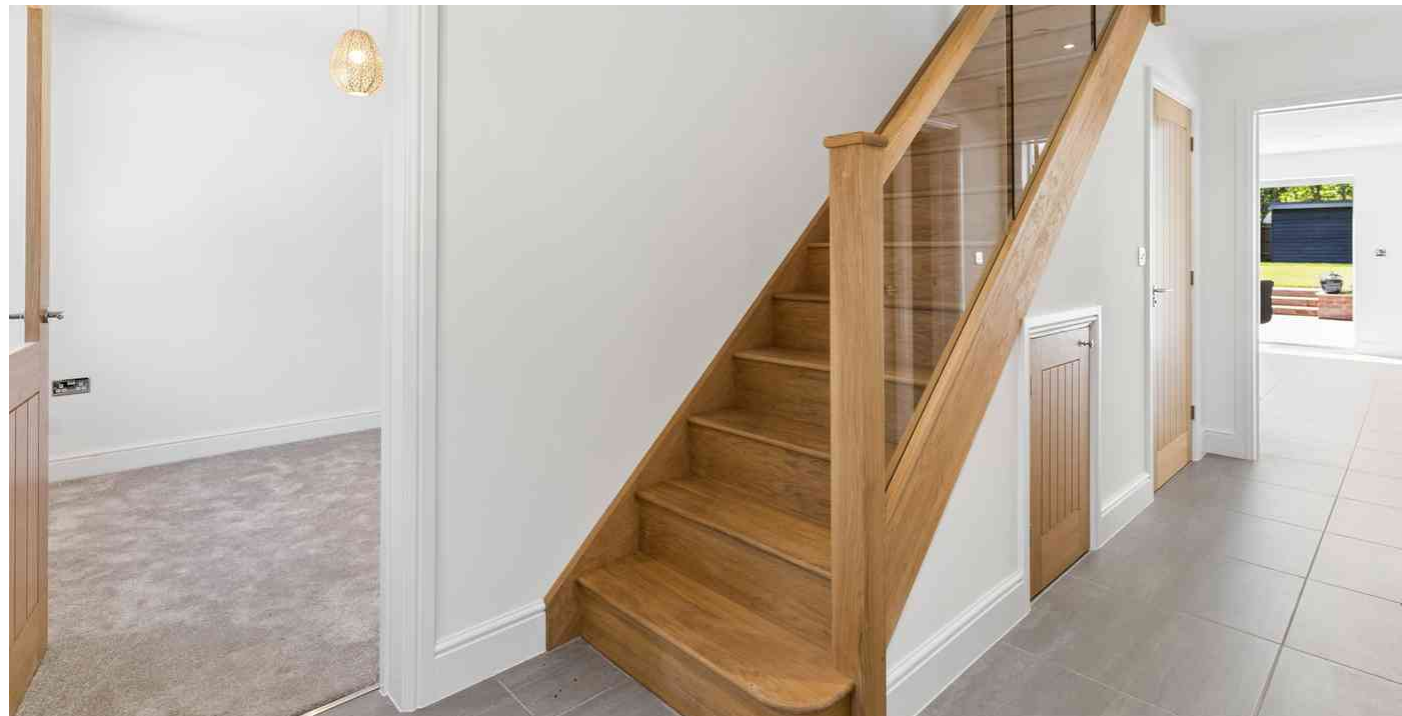
14' 2" x 9' 2" (4.32m x 2.79m) Double glazed window to front. Radiator.

Bedroom 4

9' 4" x 8' 2" (2.84m x 2.49m) Double glazed window to rear. Radiator.

Bathroom

Four piece suite comprising: Panel enclosed bath with telephone mixer tap attachment. Double shower cubicle. Vanity wash hand basin. Low level WC. Chrome heated towel rail. Demister mirror. Shaver point. Marble effect tiled walls & flooring. Obscure double glazed windows to side.



Outside

Front Garden

Five bar gate leading to shingle driveway providing off road parking for several cars. Flower & shrub borders enclosed in sleepers. EV charging point.

Rear Garden

Private enclosed sunny south facing garden with large Porcelain paved patio area with retaining brick wall with steps up to lawn. Laid mainly to lawn with paved pathway leading down to summer house/studio. Up & down lighters. Ample power points. Water tap. Gated access to front.

Summerhouse/Studio

Wood effect flooring. Double doors onto rear garden. Ample power points. Fully alarmed.

Shower room:

Shower cubicle, wash hand basin, low level WC. Tiled splashbacks. Ceramic tiled flooring. Hot water cylinder for hot water.

Garage

Remote control electric roller door. Power & light.

CGI Imagery

Some images have been enhanced with CGI furniture and accessories to help visualise how the property may look when furnished. These images are for guidance only and may not represent the exact scale or final appearance.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

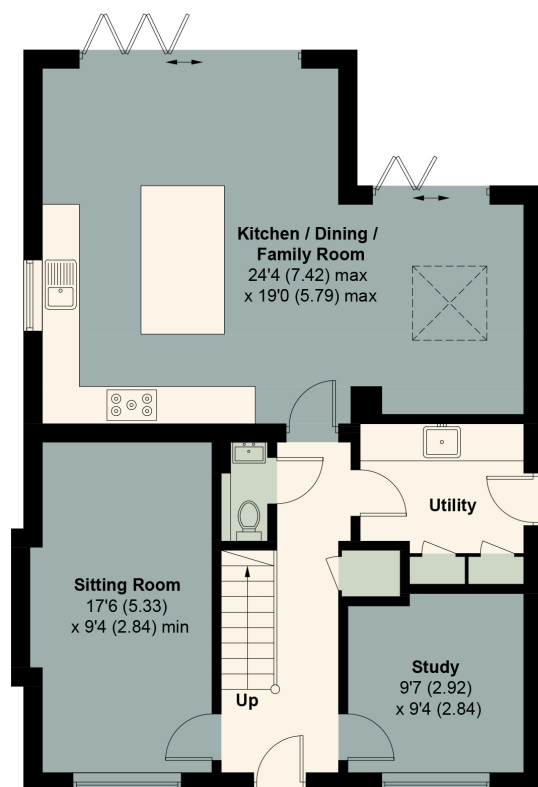
PRELIMINARY DETAILS – NOT YET APPROVED AND
MAY BE SUBJECT TO CHANGES



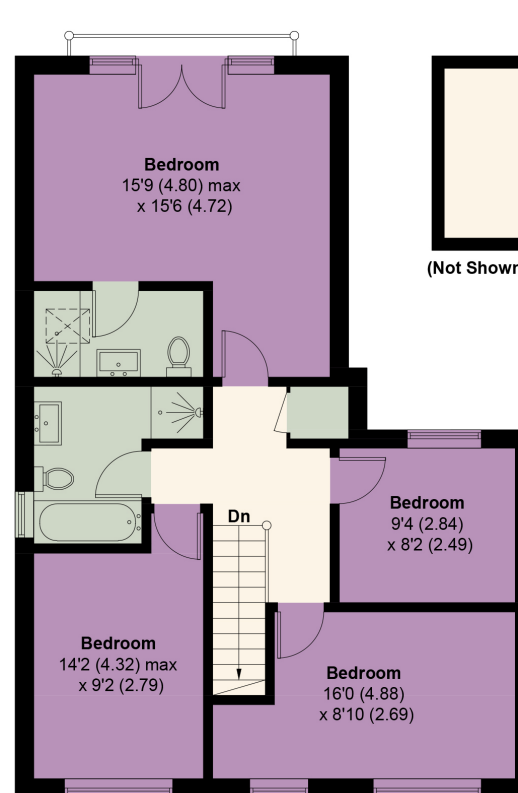




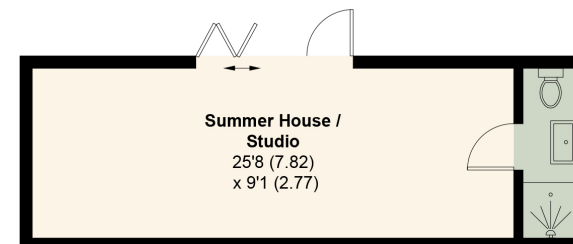
Approximate Area = 155.1 sq m / 1,669 sq ft
Garage & Studio = 40.7 sq m / 438 sq ft
Total = 195.8 sq m / 2,107 sq ft



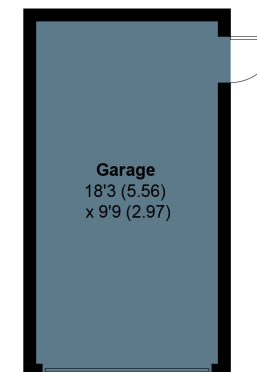
GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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