


**Stoke Hammond, Buckinghamshire**

MICHAEL GRAHAM









Available with no onward chain, a modern four bedroom detached property with an enclosed rear garden, driveway parking, and a double garage, which has been re-modelled to include an open plan kitchen/breakfast/dining room located

# 4 Brook Farm Close

Stoke Hammond, Milton Keynes,
Buckinghamshire, MK17 9FN

Offers in excess of £700,000

- 4 bedrooms
- 2 reception rooms
- 3 bathrooms
- EPC Rating Band C

With accommodation in excess of 2,400 sq. ft., set over two floors, the property has been re-modelled and re-carpeted throughout. On the ground floor, the entrance hall has stairs to the first floor and accesses all rooms, which include an open plan kitchen/breakfast/dining room with a full set of bi-folds and a set of French doors to the garden, a separate dual aspect sitting room and a utility/cloak room.

On the first floor, there is an airing cupboard and access to the loft space. The principal bedroom and bedroom two each have an en suite bath or shower room. Bedrooms three and four share a four piece bathroom.

Outside and to the front, there are low brick walls with mature clipped shrubs and the double garage is located to the side of the property with block paved driveway parking for multiple cars.

- Detached property
- Four double bedrooms
- Three bath or shower rooms, two en suite
- Sitting room, Open plan kitchen/breakfast/dining room
- Utility/cloakroom
- Family bar in enclosed rear garden
- Detached double garage, parking for multiple cars
- No upper chain

**Additional Information**

- Mains water, Gas, Electricity
- The Local Authority is Aylesbury Vale District Council
- The property is in council tax band G

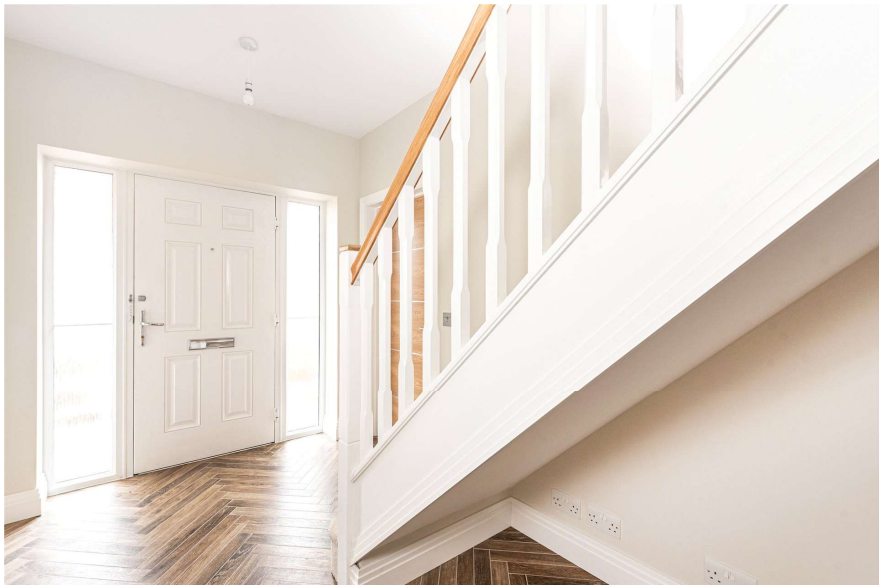


**Kitchen/Breakfast/Dining Room**

The kitchen area with a window overlooking the front has a comprehensive range of wall and base units with quartz work surfaces, including a full-height unit with integrated twin steam ovens, a microwave/oven, a coffee machine, and two fridge/freezers. Further integrated appliances include an induction hob with an outisde vented extractor over, a dishwasher and a wine cooler. Large format tiled flooring continues through to the breakfast and dining areas, where twin double doors lead out to the patio and the garden.











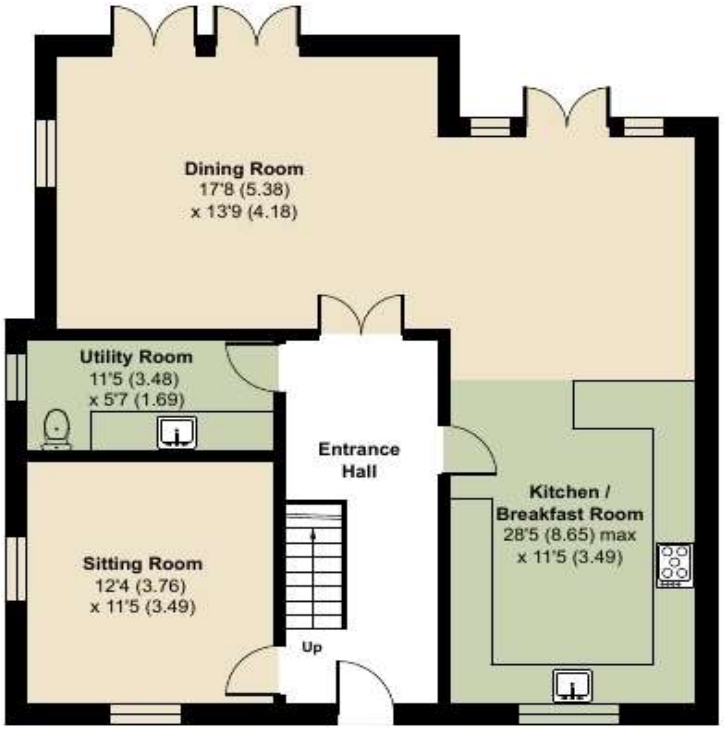


**Outside and Garden**

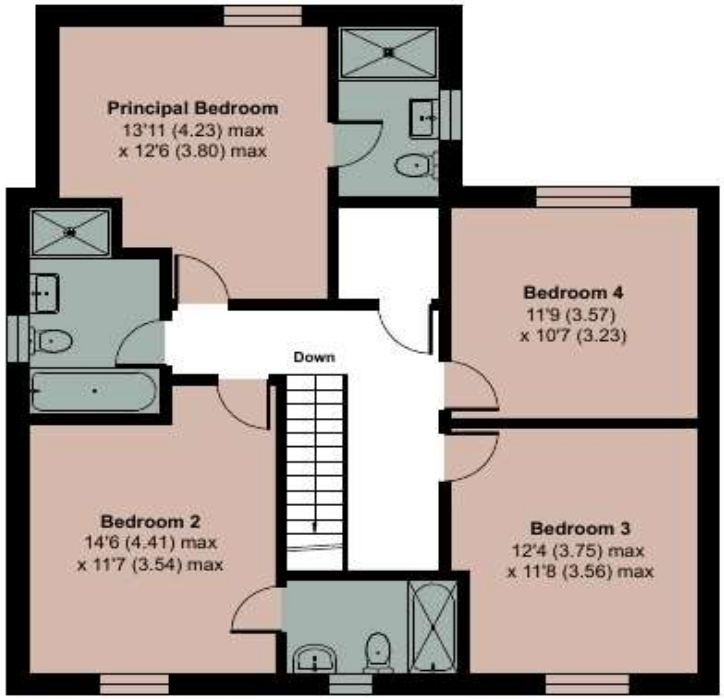
To the rear, a raised deck area leads down to a block paved patio and a path leading around the private garden which is laid with low-maintenance Astroturf and has walled and fenced boundaries with a gated side access. A pedestrian door leads to the double garage with power and light connected. Behind the garage is a covered entertainment/bar area, also with power connected, and a further door leading to the front of the property.



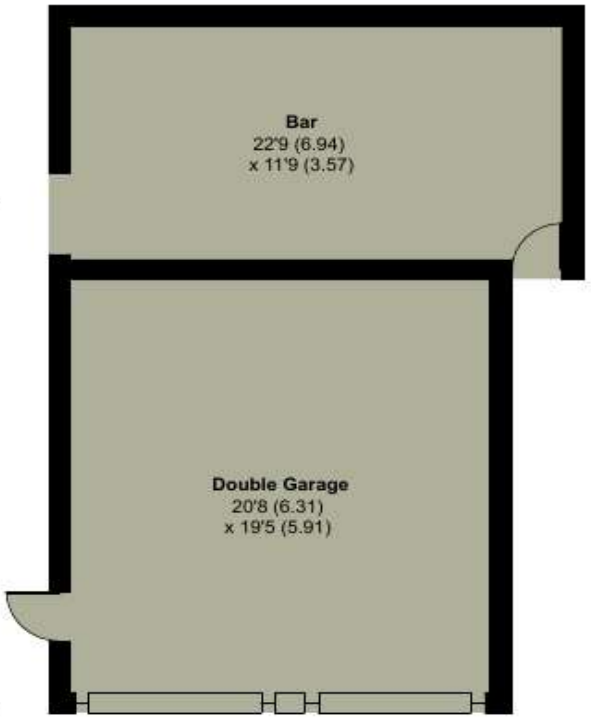
Total = 2489 sq ft / 231.1 sq m
Approximate Area = 1821 sq ft / 169.1 sq m
Garage = 401 sq ft / 37.2 sq m
Outbuilding = 267 sq ft / 24.8 sq m
For identification only - Not to scale



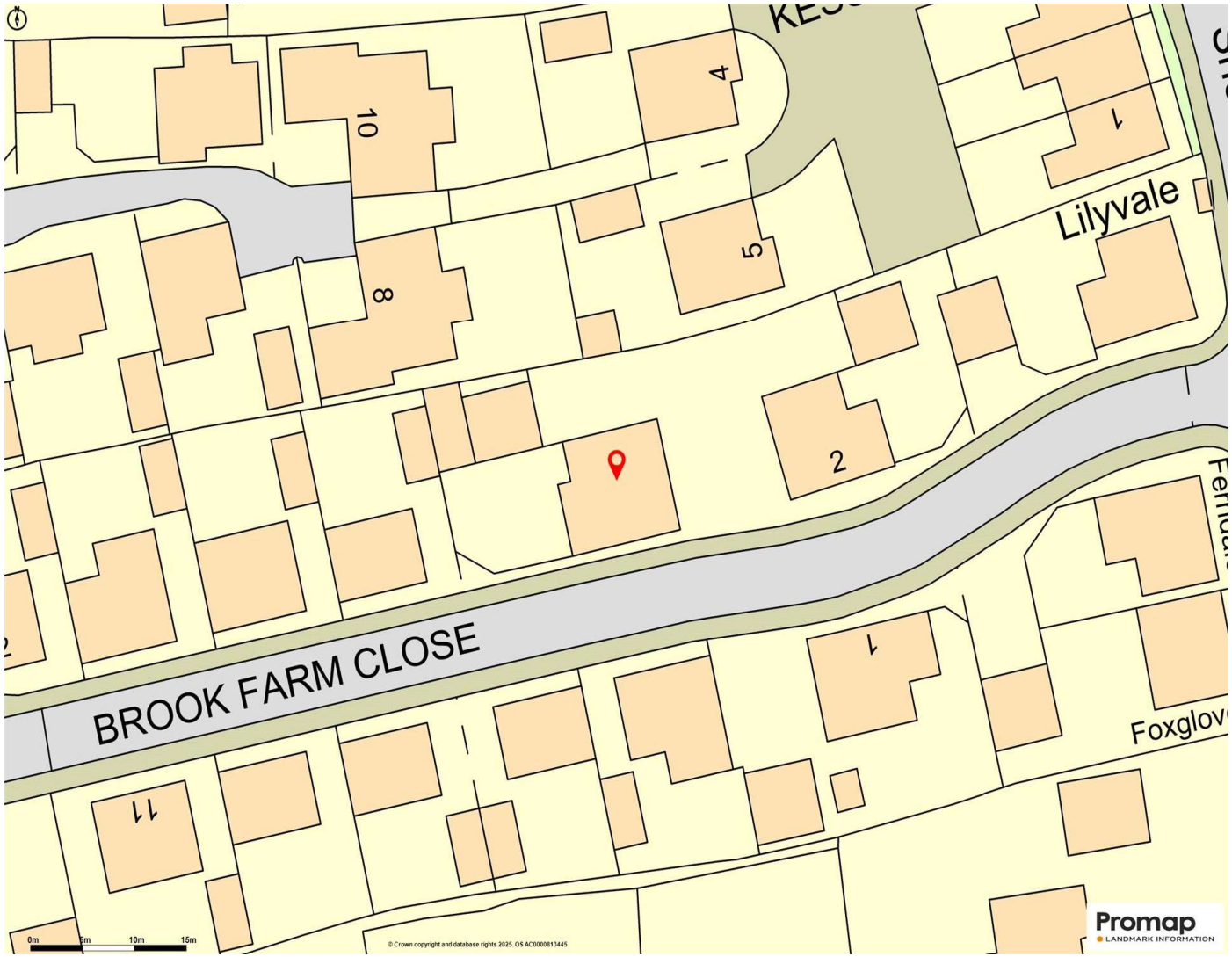

GROUND FLOOR




FIRST FLOOR




Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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**Situation and Schooling**

Nearby leisure facilities include the Three Locks Golf and Country Club (approximately 2 miles). Shopping facilities are available in Leighton Buzzard (approximately 3 miles) and Central Milton Keynes (approximately 9 miles). The property is situated within the Aylesbury grammar schools catchment area and there are GP surgeries and dental practitioners in Leighton Buzzard.

10 miles from M1 junction 13

4 miles from Leighton Buzzard

30 minutes from Euston


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