

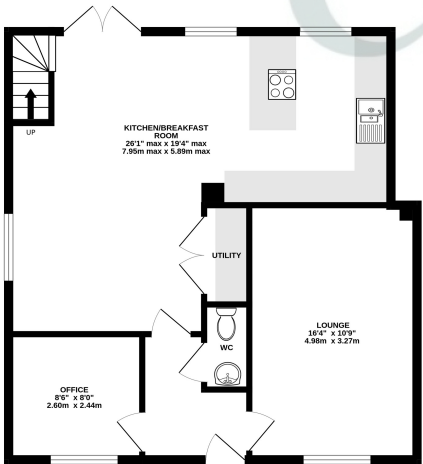


OUTSIDE  
230 sq.ft. (21.3 sq.m.) approx.

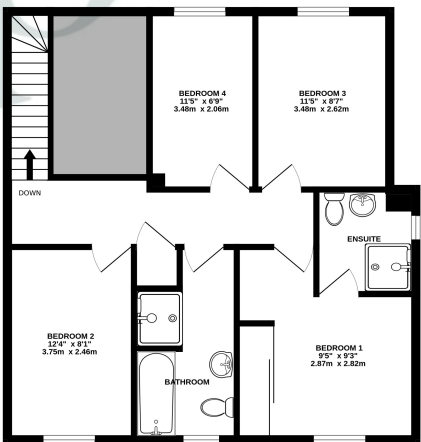


TOTAL FLOOR AREA: 1546 sq.ft. (143.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
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GROUND FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



| Energy Efficiency Rating                    |   |    |
|---------------------------------------------|---|----|
| Very energy efficient - lower running costs |   |    |
| (92+)                                       | A | 85 |
| (81-91)                                     | B |    |
| (69-80)                                     | C | 93 |
| (55-68)                                     | D |    |
| (39-54)                                     | E |    |
| (21-38)                                     | F |    |
| (1-20)                                      | G |    |
| Not energy efficient - higher running costs |   |    |
| England, Scotland & Wales                   |   |    |
| EU Directive 2002/91/EC                     |   |    |

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

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ  
T: 01525 403033 | E: amptill@country-properties.co.uk  
www.country-properties.co.uk

Tucked away off the main drag along a quiet, block-paved road with no passing traffic, this exceptional four-bedroom detached home combines modern convenience with distinctive architectural flair. The impressive open-plan kitchen/breakfast room features a striking galleried landing above, creating a bright and airy heart of the home. Outside, the fully converted detached garage provides a superb cinema room, garden studio, or work-from-home sanctuary, alongside a private, landscaped rear garden.

- Quiet Cul-de-Sac Setting: Positioned off the main Poppy Fields loop along a block-paved road with no through traffic.
- Architectural Kitchen/Dining Space: Expansive open-plan kitchen/breakfast room featuring high ceilings and an eye-catching galleried landing.
- Detached Converted Garage: High-spec garden room/cinema setup with French doors onto the lawn—ideal for entertaining, a home office, or a gym.
- Sought-After School Catchment: Ideally positioned within walking distance and easy catchment for renowned local schooling, including Russell Lower, Alameda Middle, and the highly regarded Redborne Up
- Four Well-Proportioned Bedrooms: Includes a master bedroom with fitted mirrored wardrobes and a stylish en-suite shower room.
- Driveway Parking: Off-road parking on the private driveway.

Ground Floor

Entrance Hall

Entrance door to the front, doors leading to:

Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator.

Lounge

Double glazed window to the front, radiator

Office

Double glazed window to the front, radiator.

Kitchen/Dining/Living Room

A range of base and wall mounted units with work surfaces over and separate peninsula, 1.5 basin composite sink and drainer with mixer tap, split level oven and electric hob with extractor fan, integrated fridge freezer and dishwasher, stairs rising to first floor, electrically operated skylight windows to the rear, double glazed window to the side and two to the rear, double doors to the garden, radiator, access to utility cupboard with base and wall mounted units and space for a washing machine and tumble dryer.



First Floor

Landing

Access to loft, storage cupboard, radiator.

Bedroom One

Fitted wardrobes, double glazed window to the front, radiator

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, dual fuel heated towel rail, double glazed window to the side

Bedroom Two

Double glazed window to the front, radiator.

Bedroom Three

Double glazed window to the rear, radiator.

Bedroom Four

Double glazed window to the rear, radiator.

Bathroom

A suite comprising of a panelled bath and a separate shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the front.

Outside

Rear Garden

A South-East facing garden, mainly laid to lawn with patio area and a pergola covered decking seating area, shed to the rear of the garage, side access with storage shed to one side.

Garage

Fully converted garage creating a versatile garden room accessible via the French doors to the garden.

Parking

Private driveway providing off-road parking in front of the garage.

NB

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR.

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and open greens, therefore this will usually incur management fees along with possible extra legal fees with a conveyancer.

All descriptions, images and marketing materials are for general guidance only and highlight the lifestyle and features a property may offer. They do not form part of any contract or warranty. Whilst every effort is made to ensure accuracy, neither Country Properties. nor the seller accepts responsibility for any errors. Buyers should verify all details through their own inspections, searches and legal advisers before proceeding. We are legally required to conduct anti-money laundering checks on all buyers and sellers.

