

Newton Longville, Buckinghamshire

MICHAEL GRAHAM







A modern four bedroom semi-detached house with a landscaped rear garden, a detached garage and driveway parking with an Electric Vehicle charger.

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9 Fletton Drive

Newton Longville, Milton
Buckinghamshire, MK17 0FW

Price £525,000

4 bedrooms

1 reception room

2 bathrooms

EPC Rating Band B

The property has approximately 1,342 sq. ft. of accommodation set over two floors. On the ground floor there is an entrance hall with a cloak cupboard, a cloakroom and stairs to the first floor with an under stairs cupboard. The sitting room measures 14 ft. by 12 ft. 3 and has double windows to the front. Also on the ground floor is the kitchen/dining room which spans the whole width of the property and has doors to a patio in the rear garden. A door leads to the utility room.

The first floor landing has a built-in storage cupboard, access to the loft space and a window to the side. The principal bedroom has fitted double wardrobes and an en suite shower room. There are three further double bedrooms, two of which have fitted wardrobes. The three piece family bathroom has a WC, a washbasin and a bath with a shower over.

- Modern semi-detached house
- Four double bedrooms
- En suite shower room and a bathroom
- Kitchen/dining room and a sitting room
- Cloakroom and utility room
- Landscaped rear garden
- Single garage
- Driveway parking with an EV charger

Additional Information

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

Kitchen/Dining Room and Utility Room

The kitchen/dining room is fitted with a range of units including pan drawers, with complementary upstands and worksurfaces incorporating a breakfast bar and a sink and drainer with a mixer tap and a filtered drinking water tap. Integrated appliances include a dishwasher, an eye level oven and a four ring gas hob with an extractor over. The dining area has space for a table and chairs and French doors to the garden. The adjoining utility room is fitted with matching units and worksurfaces with a sink, and provides further appliance space and storage.













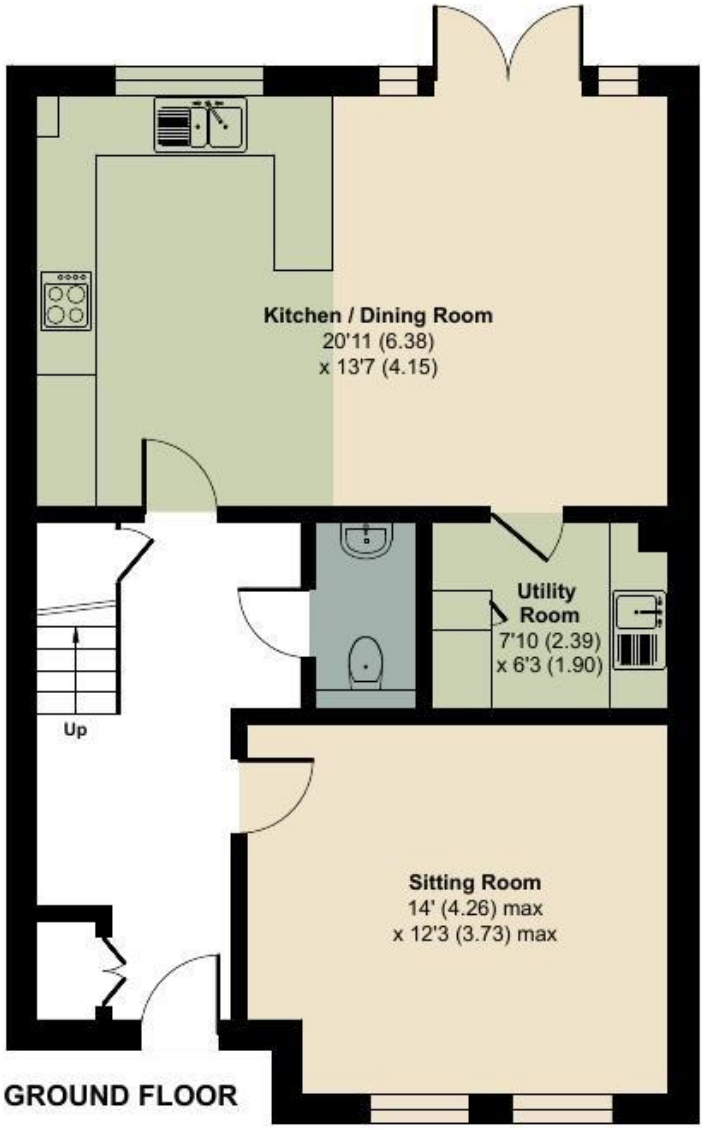
Outside

At the front of the property a path to the entrance door is flanked by established flower and shrub borders and a driveway at the side provides parking for two cars ahead of the single garage. There is an Electric Vehicle charger and gated access to the rear garden which is enclosed by fencing with espaliered trees providing screening for a degree of privacy. A paved patio spans the rear of the house and a path leads to a part glazed door to the garage. There is outside lighting, power connected and a tap.

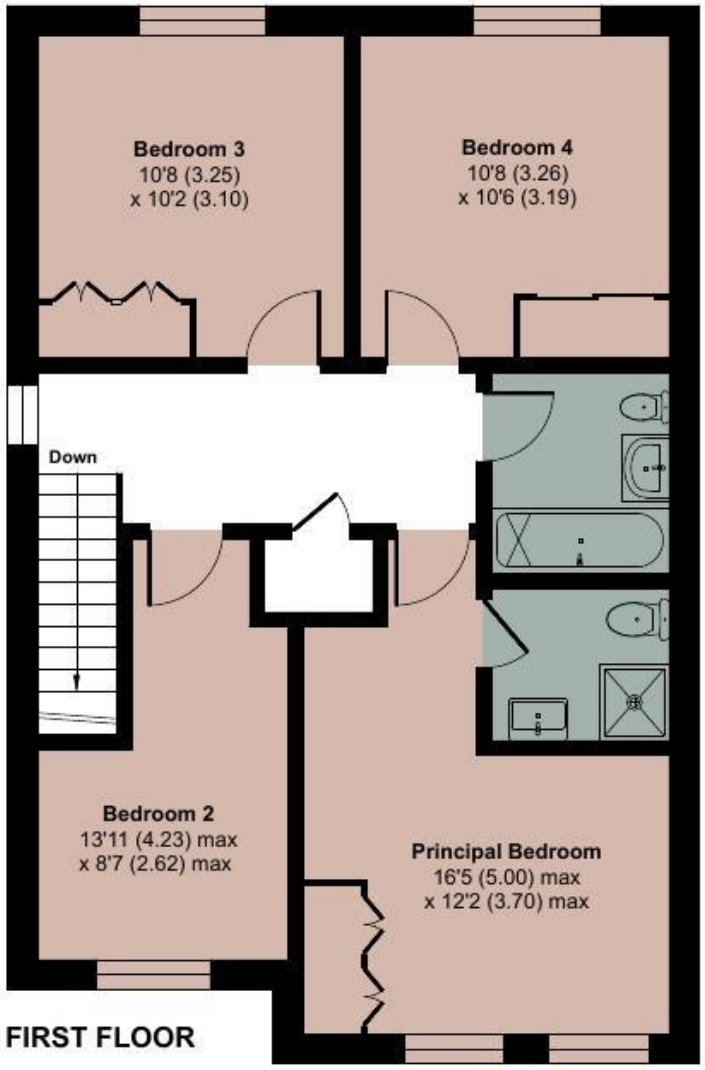


Total = 1541 sq ft / 143 sq m
Approximate Area = 1342 sq ft / 124.6 sq m
Garage = 199 sq ft / 18.4 sq m

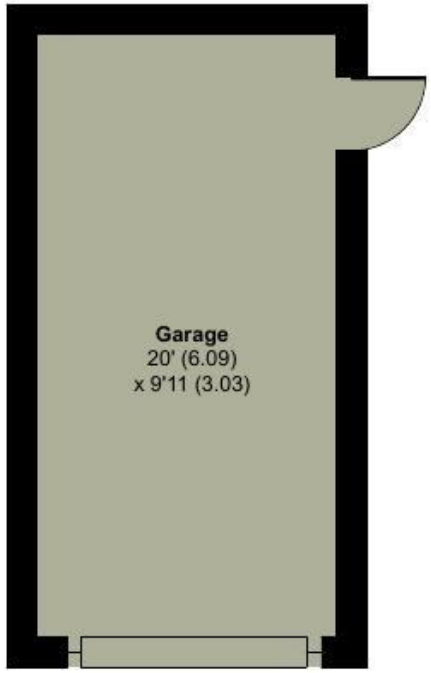
For identification only - Not to scale



GROUND FLOOR

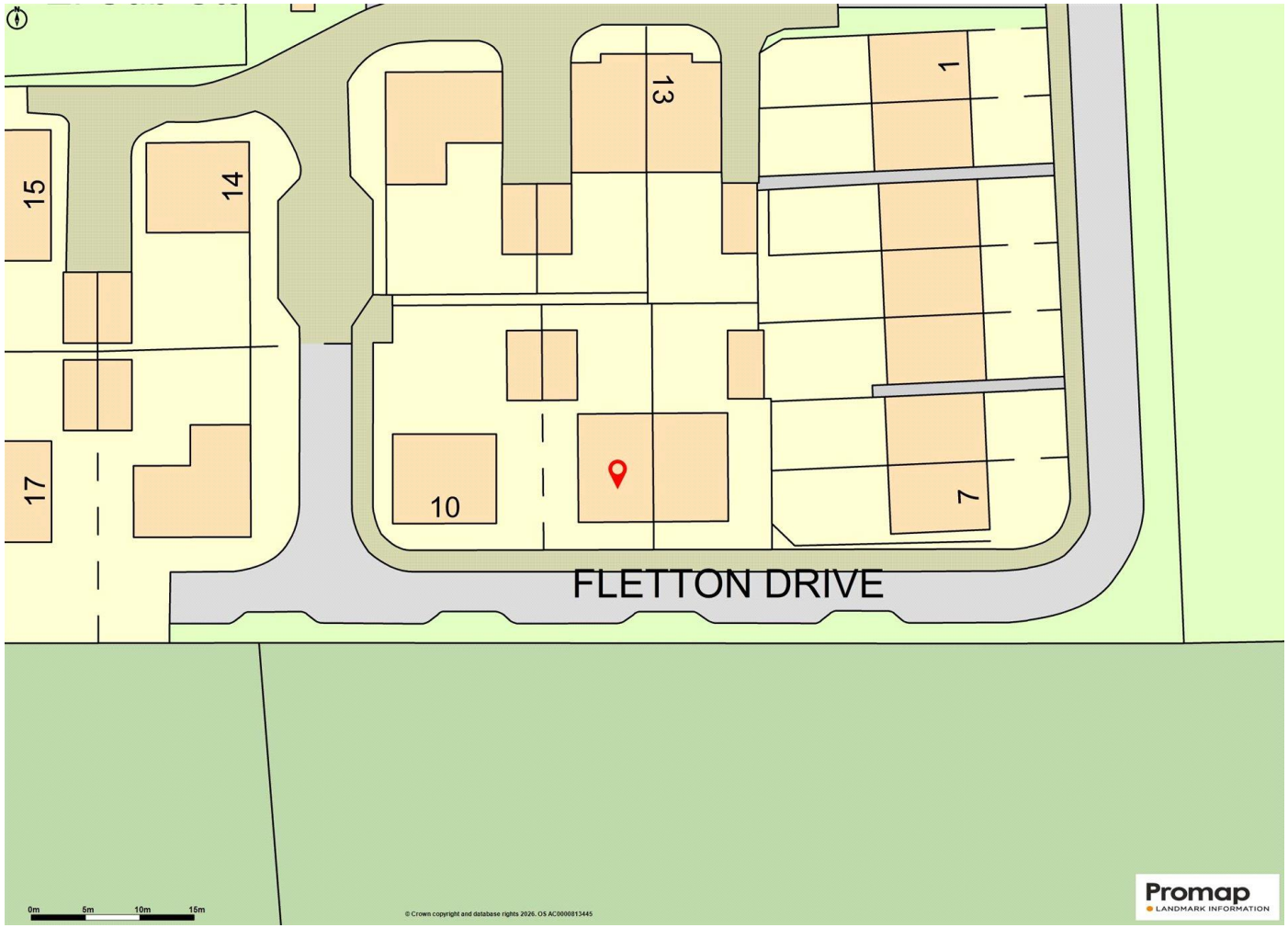


FIRST FLOOR



GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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2 miles from A4146
Newton Leys

3 miles from
Bletchley station

37 minutes from
Euston

Situation and Schooling

The village of Newton Longville has a shop, a post office and The Crooked Billet thatched public house. It is in the catchment area for the Royal Latin (grammar) School in Buckingham. Newton Longville Church of England Combined School provides primary education for children between the ages of 4 and 11.

Purchaser Compliance & Administration Fee

To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Michael Graham is legally mandated to conduct compulsory Anti-Money Laundering (AML) and Customer Due Diligence (CDD) checks on all property buyers. While we do not charge a commission fee to the property vendor, a mandatory compliance and administration fee of £54.00 (inclusive of VAT) per person is payable by the purchaser(s). This non-refundable fee covers the cost of third-party electronic identity verification, source of funds auditing, and the associated regulatory administration.

This fee becomes payable upon an offer being accepted in principle and must be fully cleared before a Memorandum of Sale can be issued or solicitors instructed. The payment of this fee does not guarantee the completion of the transaction, and Michael Graham reserves the right to request further verification documentation to satisfy its statutory obligations.

MICHAEL GRAHAM

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