



WILKINSON

16 MOUNT PLEASANT, STOKE HAMMOND, BUCKINGHAMSHIRE, MK17 9EX
FREEHOLD GUIDE PRICE £650,000 SUBJECT TO CONTRACT

16 Mount Pleasant, Stoke Hammond, Buckinghamshire, MK17 9EX

THE PROPERTY:

An outstanding modern five bedroom detached family residence in an exclusive development on the edge of this highly desirable village. The property benefits from four reception rooms, master bedroom and guest bedroom both with en-suites, three further bedrooms, kitchen/dining room with separate utility room, front and rear gardens and a double garage. NO UPPER CHAIN.

LOCATION:

The village of Stoke Hammond has a local shop, public house and Church. The Grand Union Canal runs close to the village with easy walking and cycling and a pleasant Canal side walk leads to the well known Three Locks public house with adjacent picnic area. The mainline rail stations at Leighton Buzzard, Bletchley and Central Milton Keynes provide frequent services to London Euston and the North and the motorway can be accessed at Junctions 13 & 14 both approximately 10 miles distant.

DIRECTIONS:

From Leighton Buzzard head out of town along the Stoke Road. Take the right hand turn signposted Stoke Hammond and proceed into the village. Turn left into Mount Pleasant and the property can be found on the right hand side.

GENERAL:

Freehold. Mains drainage, electricity and water connected. Oil fired radiator central heating. Leaded-light style double glazed windows throughout. Council Tax Band G. NO UPPER CHAIN.

VIEWING:

Strictly by appointment through The Wilkinson Partnership.

ACCOMMODATION

STORM PORCH:

Entered via timber front door with opaque window and window adjacent.

ENTRANCE HALL:

Coat cupboard. Radiator. Understairs recess and cupboard. Ceiling spotlights.

DRAWING ROOM:

27'0 x 13'4

Dual aspect with windows to front and rear plus leaded light style double glazed double opening doors to the rear. Feature open fireplace with marble hearth and surround with wooden mantel over. Two radiators. TV point.

DINING ROOM:

15'1 x 12'0

Leaded-light style double-opening double glazed doors to rear. Dado rail decoration theme. Radiator. Double-opening doors to hall. Doors to lounge and kitchen.

CLOAKROOM:

Fitted with a white suite comprising pedestal wash basin and low level WC. Tiled splashbacks and display shelf. Opaque window to front aspect. Radiator. Recessed ceiling spotlights.

STUDY: 11'5 x 7'3

Window to front aspect. Radiator. Dado rail decoration theme.

SITTING ROOM:

13'0 x 12'11

Window to front aspect. Radiator. TV point.

KITCHEN/DINING AREA:

16'4 x 13'4

Fitted with a range of floor standing and wall mounted cupboard and drawer units with work surfaces over. 1½ bowl sink and drainer with mixer tap over. Tiled splashbacks. Electric hob with extractor hood and light over. Separate electric oven and grill. Integrated dishwasher, fridge and freezer. Built-in wine rack. Display cupboard with glass shelving. Built-in microwave. Window to rear aspect. Ceiling spotlights. Radiator. Space for table and chairs.

UTILITY ROOM:

13'6 x 6'5

Fitted with a range of floor standing cupboards with work surfaces over. Stainless steel sink and drainer. Tiled splashbacks. Space for full height and under-counter fridge or freezer. Space and plumbing for automatic washing machine and condensing tumble dryer. Window to rear aspect.

FIRST FLOOR

LANDING

Access to loft. Airing cupboard. Radiator. Window to rear aspect.

BEDROOM ONE:

24'7 (narrowing to 15'10 at face of wardrobes) x 13'6

Two dormer windows to front aspect. Two radiators. Two built-in wardrobes.

ENSUITE BATHROOM:

White suite comprising panelled bath with telephone style mixer tap and hand shower over, pedestal wash basin, fully tiled shower cubicle and low level WC. Part-tiled walls. Shaving point. Extractor vent. Ceiling spotlights. Opaque window to rear aspect. Radiator.

BEDROOM TWO:

13'9 (to front of wardrobes) x 9'9

Two windows to front aspect. Radiator. Built-in wardrobes to one wall.

ENSUITE SHOWER ROOM:

White suite comprising fully tiled shower cubicle, wash basin set into vanity unit and low level WC. Tiled splashbacks. Shaving point. Radiator. Extractor vent. Ceiling spotlights. Opaque window to front aspect.

BEDROOM THREE:

15'3 x 12'10

Window to front aspect. Radiator.

BEDROOM FOUR:

11'5 x 9'6

Window to rear aspect. Radiator.

BEDROOM FIVE:

10'6 x 7'9

Window to rear aspect. Radiator.

FAMILY BATHROOM:

Fitted with a white suite comprising panelled bath with telephone-style mixer tap and shower head over, pedestal wash basin and low level WC. Separate fully tiled shower cubicle. Part-tiled walls. Extractor vent. Opaque window to rear aspect.

OUTSIDE

FRONT

Gravelled driveway with parking for several vehicles. Large lawned area with picket fence boundary to front. Mature trees and shrubs. Flagstone paved steps to front door.

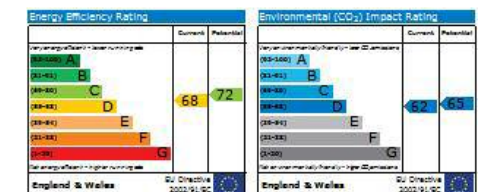
REAR GARDEN

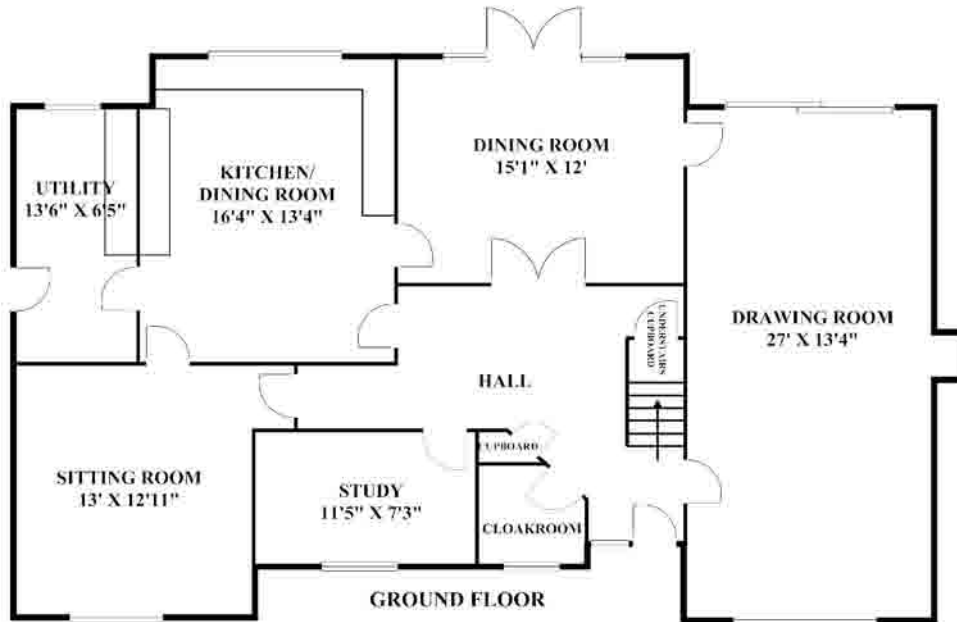
The garden is approximately 45ft deep by 100 ft wide with fenced boundaries. It is laid mainly to lawn with a paved flagstone patio and well-stocked mature beds and borders and specimen trees. Pergola with decking. Summer house. Porch light and external tap. Gated side access to front.

DOUBLE GARAGE

17'10 x 17'0

Two up and over doors. Power and light. Personal door to rear garden. Storage in roof space. Boiler.





16 MOUNT PLEASANT

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