# Phoebes Orchard

Stoke Hammond Milton Keynes, MK17 9LW

**Offers In Excess Of £715,000**

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# Phoebes Orchard

## Stoke Hammond Milton Keynes, MK17 9LW

We are delighted to offer for sale this substantial and beautifully positioned five bedroom detached executive family home, set within the highly sought-after Phoebes Orchard in the popular Buckinghamshire village of Stoke Hammond. Enjoying a private rear aspect backing directly onto open farmland, this impressive home offers generous and flexible accommodation, ideal for modern family living. The property has been finished to a high specification. Viewing is highly recommended.

**Location:**
Phoebes Orchard sits in the heart of the sought after Buckinghamshire village of Stoke Hammond. The property is ideally placed within walking distance of the local convenience store, popular public houses and rural walking routes including the nearby Grand Union Canal. Leighton Buzzard mainline station is approximately 8 minutes drive away, with trains connecting to London Euston in as little at 30 minutes. By road, the nearby A5, A4146 and M1 junctions 11a provide multiple connections. School catchment includes the sought after Aylesbury Grammar Schools.

**Ground Floor:**
The front door opens into a welcoming entrance hall, providing an immediate sense of space and setting the tone for the accommodation throughout. From here, doors open to the principal living spaces, study and cloakroom/WC. The main living room is a generous and inviting space, featuring a striking Inglenook fireplace which forms a superb focal point. The room comfortably accommodates a variety of seating arrangements and enjoys French doors opening onto the rear garden, perfectly framing views across the adjoining countryside. A separate formal dining room provides excellent flexibility for family meals and entertaining, whilst the study offers an ideal space for home working, hobbies or additional reception use. The kitchen is well appointed with a range of wall and base level units and ample work surface space, catering well for day-to-day family life. A door leads through to the practical utility room, offering further storage and appliance space, and a cloakroom/WC completes the ground floor.

**First Floor:**
The first floor landing provides access to all five bedrooms and the family shower room. The master bedroom is a substantial room, benefitting from fitted wardrobes, air conditioning and a private en-suite bathroom. Bedrooms two, three and four are all well proportioned and enjoy pleasant open views over the surrounding farmland to the rear, creating a peaceful and attractive outlook. Bedroom five offers a versatile space, suitable for use as a child's bedroom, guest room or further study if required. The family wet room is fitted with a modern three piece suite comprising of a low level WC, vanity wash hand basin and walk-in shower, finished with contemporary tiling.

**Outside:**
To the front of the property is a generous driveway providing off street parking for multiple vehicles, leading to the double garage which is fitted with electric doors, power and lighting. The rear garden is a particular highlight of the home, enjoying a high degree of privacy and backing directly onto open farmland. Laid mainly to lawn with established borders, the garden offers an ideal setting for families, outdoor entertaining or simply enjoying the tranquil countryside backdrop.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan

Total Area: 2011 ft²

All measurements are approximate and for display purposes only

## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.


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