



To arrange a viewing
please call 01908 675747

The 5 bedroom Wayford is well suited to those stepping up the property ladder who want the kitchen to be the hub of their home life, featuring a traditional double fronted design, with a spacious interior layout that makes for an ideal family home.

The ground floor features a generous lounge and an open plan kitchen/breakfast room each opening through French doors to the rear garden. A family dining room, study and utility room to complete this floor.

Upstairs comprises of five generous bedrooms, with en-suites to bedrooms one and two and a main bathroom.

- Large open plan kitchen/breakfast area
- Utility room off the kitchen
- Study for those who work from home
- Formal dining room
- French doors from the kitchen area & lounge to the rear garden
- En-suites to bedroom 1 & 2
- Double garage & driveway parking for 4 cars
- Opposite green open space

LOCATION: Yardley Manor

With only the last few plots remaining, come and visit our sales team today to avoid missing out!

Situated in the small market town of Olney, Yardley Manor is within easy reach of Milton Keynes, Northampton and Bedford. The development has a number of luxury 2, 3, 4 and 5 bedroom houses available for families, each thoughtfully designed, featuring bright and open rooms.

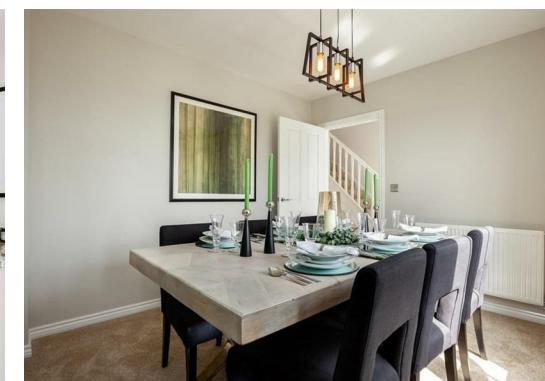
The market town of Olney is in between the large bustling towns of Northampton and Milton Keynes and is the perfect location for those looking to live in a quieter area, yet still desire an abundance of activities at their fingertips. There are a variety of shops, pubs and restaurants nearby.

These stunning new homes provide a blank canvas on which residents can stamp their own personality. With modern designs and neutral colour schemes, as well as interior layouts to suit a variety of needs, there is something to suit every taste.

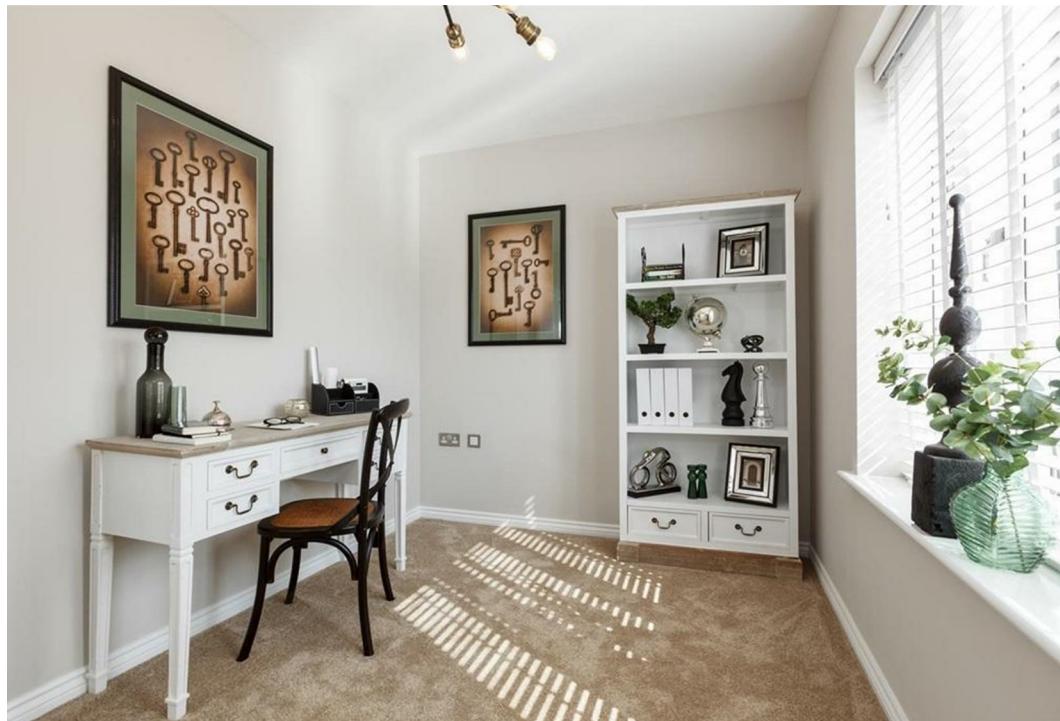
Within the locality of Olney, the town is surrounded by picturesque villages such as Weston Underwood and Yardley Hastings, both of which have excellent country pubs and rural walks. Emberton Country Park, located off the A509, is a wonderful place to spend time in the outdoors during the summer or take dog walks in the autumn and spring.

KITCHEN/BREAKFAST ROOM

18'3" x 10'11"



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HALLWAY

DINING ROOM

11'1" x 10'0"

LOUNGE

14'5" x 19'10"

DOWNSTAIRS STUDY

11'1" x 7'8"

DOWNSTAIRS CLOAKROOM

UTILITY ROOM

LANDING

MASTER BEDROOM

11'1" x 11'2"

EN SUITE

BEDROOM TWO

9'9" x 11'4"

EN SUITE

BEDROOM THREE

9'10" x 10'2"

BEDROOM FOUR

13'6" x 7'11"

BEDROOM FIVE

10'8" x 7'7"

FAMILY BATHROOM

SINGLE GARAGE

TENURE

Tenure: Freehold

Council tax band: TBC

Estate management fee: £0.00

First time buyer Stamp Duty Land Tax:
£22,500.00

Existing home owner stamp duty: £22,500.00

NOTICE

Please note that we have not tested any internal fixtures or carried out any structural surveys. We advise all buyers to check all aspects of the property and although the details above have been described to the best of our abilities we would advise any buyer to carry out their own checks and to check with their independent legal representative to confirm any of the above details.

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

Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday	9.00 am - 6.00 pm
Saturday	9.00 am - 4.00 pm
Sunday	CLOSED

