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To arrange a viewing  
please call 01908 675747

The Winterford is a spacious family home offering space for day to day living. A large hallway opens onto two reception rooms, a study and a guest cloakroom. The kitchen and dining area open onto the private rear garden. Upstairs, there is a well proportioned main bedroom with en-suite, three further double bedrooms, one with en-suite plus a further bedroom and a main bathroom.

- Show home available to view
- Grand entrance hall
- En-suites to Bedroom 1 & 2
- Double garage and driveway parking
- Open plan kitchen/diner with French doors to the garden
- Practical utility room
- Separate lounge plus an extra family room
- Study perfect for working from home
- 4 double bedrooms and a further bedroom
- Desirable corner plot

#### LOCATION: YARDLEY MANOR, OLNEY

Situated in the small market town of Olney, Yardley Manor is neatly tucked between Northampton and Milton Keynes. 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 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.

#### ENTRANCE HALL

**KITCHEN/DINER**  
20'10" x 12'6"

#### LOUNGE

17'1" x 13'6"

#### FAMILY ROOM

15'6" x 11'8"

#### DOWNSTAIRS STUDY

9'8" x 8'6"

#### DOWNSTAIRS CLOAKROOM

#### LANDING

**BEDROOM ONE**  
13'3" x 11'8"

#### EN SUITE

**BEDROOM TWO**  
11'5" x 12'5"

#### EN SUITE

**BEDROOM THREE**  
12'11" x 8'8"

**BEDROOM FOUR**  
9'0" x 11'3"

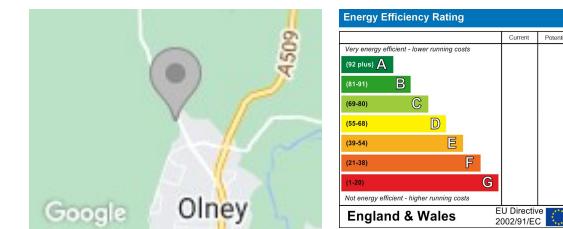
#### FAMILY BATHROOM

**BEDROOM FIVE**  
9'0" x 8'10"

#### PRIVATE REAR GARDEN

#### DOUBLE GARAGE

**TENURE**  
Freehold



#### 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

