



55 Ashford Crescent, Grange Farm, Milton Keynes,  
Buckinghamshire, MK8 0LZ

£1,500,000 Freehold

FOR SALE





## PROPERTY DESCRIPTION

OPEN HOUSE 7TH OF FEBRUARY CALL TO BOOK YOUR APPOINTMENT.

Mason's Residential are delighted to offer this beautifully appointed and impressively substantial six-bedroom three storey detached family home, with generous kitchen/breakfast room and five en-suites, in the sought after location of Ashford Crescent in Grange Farm, Milton Keynes.

Grange Farm is situated on the west flank of Milton Keynes providing schooling catchments for all levels, local shops, amenities, whilst being a short drive from the bustling town of Milton Keynes with good connections via both road and rail to London and Birmingham via Milton Keynes Central train station and the A5 and M1. It is served by the Westcroft District Centre which is a large retail development including many high street shops, along with a dental surgery, community shop and small local library. Grange Farm is also located near Hazeley Wood for those seeking outdoor pursuits and open green spaces.

The property was an exclusively designed home offering space and luxury with air conditioning and heat pump to ensure the home is comfortable all year round and air condition throughout the home.

This home on the ground floor boasts a light, airy and clean tiled entrance hall leading to a fully tiled cloakroom, thereafter, leading to a welcoming but clean, sophisticated living room with focal fireplace and double doors flowing to the rear garden. A study and dining room with double doors also adorns the ground floor space with a large sleek modern family kitchen with island and premium appliances offering a family "heart" to this home and central hub.

The first floor off the generous landing comprises of; four double bedrooms all with en-suite facilities and a plant room/utility room. Doors lead to a sun terrace offering further outside social space for those warm summer days.

From the second floor landing you will find the principal bedroom with a luxurious four-piece bathroom, adorned with hot tub jets, Velux windows offering lots of natural light, a steam room, and the further sixth bedroom with an en-suite and further room and additional space.

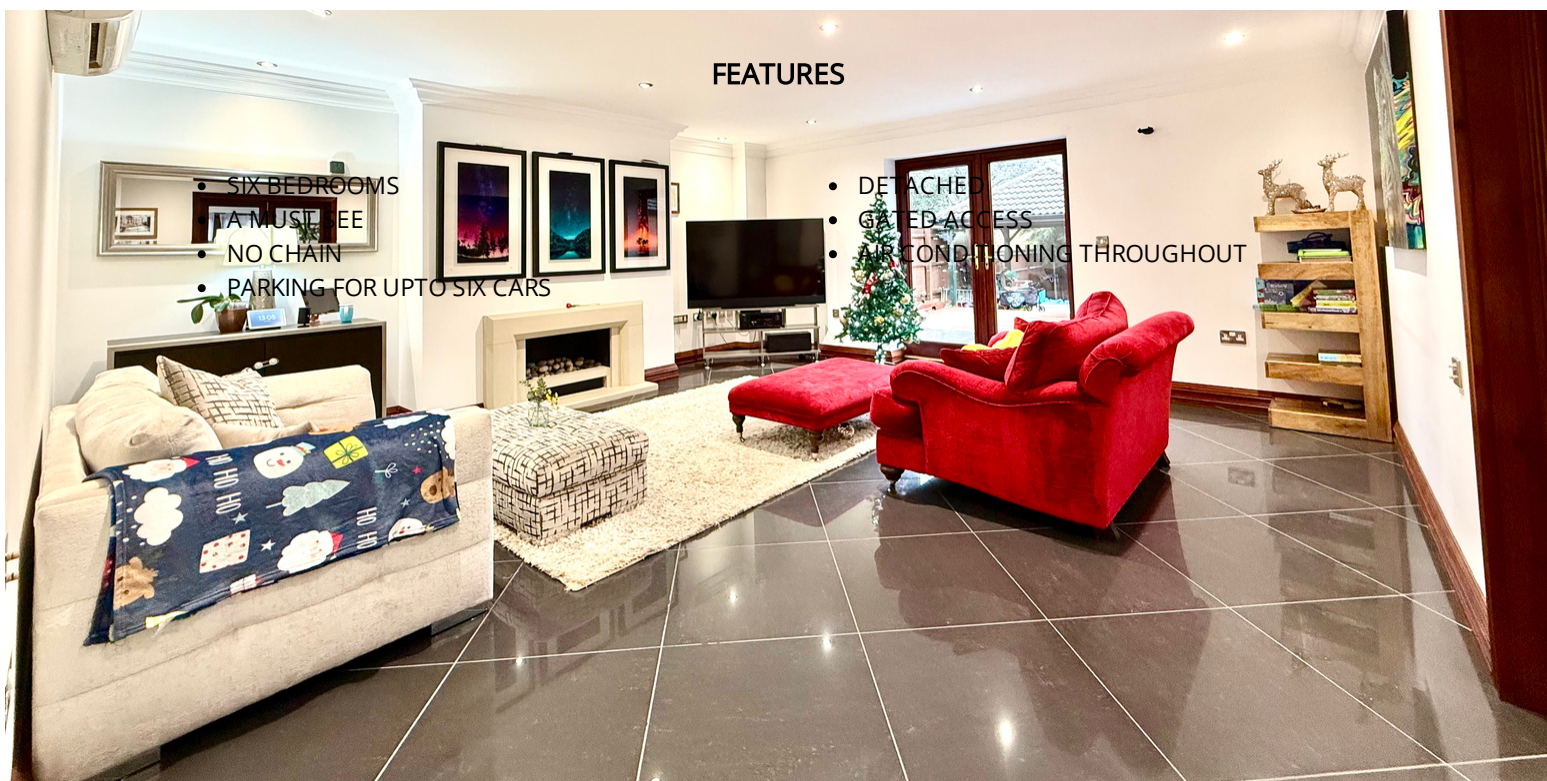
Outside you will find a fully landscaped south facing rear enclosed garden, large patio area leading to decking with an all-weather tiled roof social space for further outdoor living. Side gated access leads to the double garage, and electric front gates secure the property with driveway off road parking for several cars.

OPEN HOUSE 7TH

## FEATURES

- SIX BEDROOMS
- A MUST SEE
- NO CHAIN
- PARKING FOR UPTO SIX CARS

- DETACHED
- GATED ACCESS
- AIR CONDITIONING THROUGHOUT



## ROOM DESCRIPTIONS

### ENTRANCE HALL

#### CLOAKROOM

4' 6" x 5' 3" (1.37m x 1.60m) 0m x 0m (0' 0" x 0' 0")

#### KITCHEN DINNER

16' 4" x 29' 10" (4.98m x 9.09m)

#### DINING ROOM

13' 2" x 12' 6" (4.01m x 3.81m)

#### SITTING ROOM

18' 8" x 17' 0" (5.69m x 5.18m)

#### STUDY FAMILIEY ROOM

9' 2" x 12' 0" (2.79m x 3.66m)

#### BEDROOM TWO

17' 0" x 18' 0" (5.18m x 5.49m)

#### EN SUITE

8' 11" x 9' 1" (2.72m x 2.77m)

#### BEDROOM THREE

11' 10" x 16' 1" (3.61m x 4.90m)

#### EN SUITE

5' 0" x 9' 1" (1.52m x 2.77m)

#### BEDROOM FOUR

12' 2" x 17' 2" (3.71m x 5.23m)

#### BEDROOM FIVE

11' 2" x 17' 1" (3.40m x 5.21m)

#### JACK AND JILL TO BEDROOM FOUR AND FIVE

5' 11" x 7' 11" (1.80m x 2.41m)

#### UTILTY ROOM /PLANT ROOM

4' 4" x 8' 0" (1.32m x 2.44m)

#### SUN ROOM

11' 9" x 13' 2" (3.58m x 4.01m)

### SECOND FLOOR

#### MASTER BEDROOM

15' 8" x 28' 5" (4.78m x 8.66m)

#### EN SUITE

9' 3" x 15' 9" (2.82m x 4.80m)

#### BEDROOM SIX

14' 5" x 12' 7" (4.39m x 3.84m)

#### EN SUITE

6' 11" x 7' 10" (2.11m x 2.39m)

#### BEDROOM SEVEN/PLAYROOM

7' 1" x 10' 8" (2.16m x 3.25m)

### FRONT AND REAR GARDENS

### DOUBLE GARAGE





## MATERIAL INFORMATION

**Council Tax:** Band G

**Council Tax:** Rate £3,400.00

**Parking Types:** Garage.

**Heating Sources:** Air Source Heat Pump.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** B (81)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?**

No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No

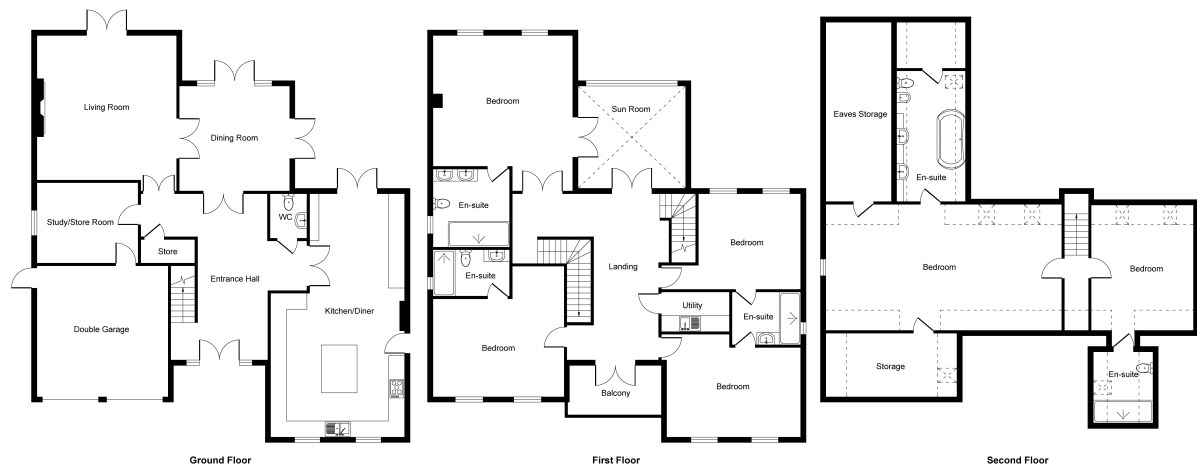








FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

