



9 Whittle Court,
Knowlhill, Milton Keynes, MK5 8FT

Tel: 01908 231 551
mail@elevationestateagents.com



**219 Newport Road, New Bradwell, Milton
Keynes, Buckinghamshire, MK13 0AW**

£825,000

- Characteristic Barn Conversion
- Five Double Bedrooms
- Two Ensuite Bathrooms & Main Bath
- Courtyard Front Garden & Landscaped Rear Garden
- Open Plan Living Accommodation
- Over 2,500 sqft of living
- Outhouse building with shower room
- South Facing Garden
- EPC- C
- Council Tax Band- F



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BY APPOINTMENT ONLY

Elevation are delighted to present this characteristic barn conversion home with a large rear and front garden with a PRIVATE DRIVEWAY.

At the entrance hall of this home, you are greeted by a mirrored entrance and stairs rising to the first floor and the downstairs cloakroom. The entirety of the home has bare stone walls and beams. The open plan family living room has an angle nook fireplace with a stone hearth. The dining room has cast iron Victorian style radiators and doors to the garden. Through to the grand kitchen there is a range of 'Brookmans English Furniture' and integrated appliances. The centre piece island has a rotating chopping board and waste chute as well as an additional sink and counter space. Off the kitchen is the utility room with space for freestanding appliances, a sink, and the boiler room. There is access to the front and rear gardens.

The first floor of this home offers the master suite with a vaulted ceiling, exposed beams and timbers, there is also the luxury of the ensuite shower room and built in wardrobes. Floor to ceiling windows allow views of the greenery to the rear of the home. There are an additional four double bedrooms, bedrooms three and four also have fitted wardrobes. Bedroom two is a great size and also features an ensuite shower room. Finally, the modern four-piece family bathroom is offers a shower cubicle, a tiled bath and a vanity basin lit up by spotlights.

To the rear of the home is the beautifully landscaped garden with a patio area. It is enclosed by Hornbeam hedges and a stone wall, there is also an outhouse with a shower room. The lead up to the property is a private gravelled driveway.

New Bradwell is an Edwardian era village, modern district and civil parish in north-west Milton Keynes. The property is in the catchment of New Bradwell Primary School and Stantonbury International School for secondary education. Local amenities include The New Bradwell Inn public house, New Bradwell Cricket Club and Co-operative supermarket, all within approximately 10 minutes walking distance.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	77	83
EU Directive 2002/91/EC		

