



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

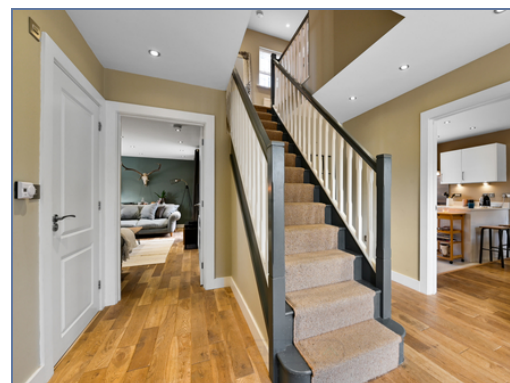
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**12 Ambridge Lane, Glebe Farm, Milton
Keynes, Buckinghamshire, MK17 8FQ**

£650,000 Freehold

- Off Road Parking 4 Cars & Garage
- EPC Rating B, Council Tax Band F
- Living Room & Study
- Executive Detached Family Home
- Five Bedrooms
- Open Plan Kitchen/Breakfast Room
- Front and rear gardens
- Village location
- Walking distance to local outstanding schools
- Great condition throughout



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Spacious & Stylish Five-Bedroom Family Home

This beautifully presented detached home has been thoughtfully extended with an impressive loft conversion, transforming it from a four-bedroom property into a generous five-bedroom family residence. The welcoming entrance hall, featuring elegant oak flooring, leads to a bright and spacious lounge with a charming wood burner and stone hearth. A second versatile reception room offers the perfect space for a study or playroom. The heart of the home is the stunning open-plan kitchen and dining area, boasting quartz worktops, high-end appliances, and stylish tiled flooring. A separate utility room and a convenient WC complete the ground floor. Upstairs, the first floor offers four well-proportioned bedrooms, including a double with fitted wardrobes, and a sleek family bathroom. The standout loft conversion hosts the luxurious main bedroom, bathed in natural light from front-facing Velux windows, and featuring a walk-in wardrobe and an elegant five-piece en-suite. This exceptional home is designed for modern family living, combining space, style, and practicality.

Rear Garden and Garage

Fully enclosed by a brick wall, the artificially turfed rear garden has a decked area, raised planters with bamboo, space for a hot tub, outside lighting, and an outside tap. The secure yard space has double gates and the garage has a remote control up and over door, power and light, and storage. There is parking for several cars at the side.

Situation and Schooling

Wavendon is a North Buckinghamshire village south east of Milton Keynes. The championship courses at Woburn Golf Club on the Duke of Bedford's Estate are within 5 miles. Shopping, entertainment, doctors, and dentists' facilities are in nearby Woburn Sands. Local schools are St. Mary's C of E primary school and Glebe Farm School.

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.

Approx. Gross Internal Area 1887 Sq Ft - 175.34 Sq M
(Excluding Outbuilding)
Approx. Gross Internal Area Of Outbuilding 245 Sq Ft - 22.72 Sq M



For Illustration Purposes Only - Not To Scale
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.