



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	87	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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This impressive nearly-new, five-year-old double-fronted detached house in Wootton offers circa 1900 sqft of contemporary family living, featuring a spacious open-plan kitchen/breakfast room, three additional reception rooms, five generous bedrooms, and three well-appointed bathrooms. Outside, a detached double garage, ample parking, and a desirable south-facing private garden complete this exceptional home, perfect for modern lifestyles.

- 5 double bedrooms and 3 bathrooms.
- Open plan family living opening onto the garden from the kitchen/breakfast room and separate lounge.
- Detached double garage & private driveway providing ample off-road parking.
- Beautifully landscaped and private south facing rear garden.
- 5 years remaining on new build guarantee.
- Solar panel assisted energy.

## Ground Floor

### Entrance Hall

Entrance door and two double glazed windows to the front, under stairs cupboard, radiator.

### Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator.

### Lounge

19' 2" x 15' 1" (5.84m x 4.60m) French doors opening to the garden, double glazed window to the rear, two radiators.

### Dining Room

12' 3" x 11' 1" (3.73m x 3.38m) Double glazed bay window to the front, radiator.

### Play Room/Office

11' 0" x 9' 5" (3.35m x 2.87m) Double glazed bay window to the front, radiator.

### Kitchen/Breakfast Room

19' 1" x 11' 0" (5.82m x 3.35m) A range of base and wall mounted units with work surfaces over and matching peninsula/breakfast bar, 1.5 basin stainless steel sink and drainer with mixer tap, French doors opening to the garden, double glazed window to the rear, radiator, integrated AEG appliances to include - fridge freezer, dishwasher, split-level ovens, gas hob with extractor over.

### Utility

A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated washing machine, door to side access, radiator.

## First Floor

### Galleried Landing

Access to loft, access to:

### Bedroom One

14' 3" x 11' 1" (4.34m x 3.38m) Fitted wardrobes, double glazed bay window to the front and further double glazed window to the rear, two radiators.



### Ensuite One

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the front.

### Bedroom Two

13' 3" x 9' 11" (4.04m x 3.02m) Fitted wardrobes, double glazed window to the rear, radiator.

### Ensuite Two

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the side.

### Bedroom Three

14' 2" x 9' 6" (4.32m x 2.90m) Double glazed bay window to the front, radiator.

### Bedroom Four

11' 3" x 10' 9" (3.43m x 3.28m) Double glazed window to the rear, radiator.

### Bedroom Five

10' 2" x 7' 8" (3.10m x 2.34m) Double glazed window to the rear, radiator.

### Bathroom

A suite comprising of a panelled bath and separate shower cubicle, low level WC, wash hand basin, airing cupboard housing hot water tank, heated towel rail, double glazed window to the side.

## Outside

### Rear Garden

A south facing private rear garden, mainly laid to lawn with pergola covered decking seating area, further patio seating area, pleached hornbeam trees.

### Parking

Ample off-road parking plus detached double garage with two up and over doors, power and light, door to garden.

