



6 Wroxtton Court, Westcroft, Milton Keynes, Buckinghamshire,  
MK4 4BG

£650,000 Freehold

FOR SALE





## PROPERTY DESCRIPTION

OPEN HOUSE - SATURDAY, 29TH MARCH 11AM-12PM CALL TO BOOK YOU APPOINTMENT.

Mason's Residential are delighted to offer this beautifully appointed and impressive three storey detached five-bedroom family home, with generous kitchen/breakfast room and two en-suites, in the sought after location of Westcroft, Milton Keynes.

Westcroft 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. Westcroft is also located around a formally large, planted park and sports field as well as Cramwell Circle and Howe Park Wood for those seeking outdoor pursuits and open green spaces.

The property comprises; entrance hall, dual aspect sitting room flooded with natural light, with patio doors leading to the garden, a family room/study, then leading to the impressive social kitchen/breakfast room with marble worktops, Rangemaster and island for up to six people with large patio doors leading to the bright and airy conservatory. A utility room flows off the kitchen housing the washing machine, and a cloakroom with a white suite comprising pedestal wash hand basin and low-level WC.

The first floor comprises of the principal master bedroom with ensuite and built-in wardrobes, two further bedrooms with fitted wardrobes served by the white suite family bathroom. The second floor has two double bedrooms with one housing an en-suite for visiting guests.

Outside you will find landscaped front and rear enclosed garden with a courtesy door to the double garage. The property also has a driveway that can accommodate four cars.

This property is offered with NO CHAIN.

## FEATURES

- FIVE BEDROOMS
- FAMILY ROOM / STUDY
- CLOAKROOM

- TWO ENSUITES
- DOUBLE GARAGE
- NO CHAIN





## ROOM DESCRIPTIONS

### ENTRANCE HALL

### CLOAKROOM

### SITTING ROOM

12' 10" x 21' 0" (3.91m x 6.40m)

### FAMILY ROOM / STUDY

11' 4" x 10' 11" (3.45m x 3.33m)

### KITCHEN BREAKFAST ROOM

14' 1" x 24' 11" (4.29m x 7.59m)

### CONSERVATORY

9' 8" x 13' 1" (2.95m x 3.99m)

## FIRST FLOOR

### BEDROOM ONE

13' 3" x 13' 2" (4.04m x 4.01m)

### EN SUITE TO MAIN BEDROOM

### BEDROOM FOUR

11' 11" x 11' 11" (3.63m x 3.63m)

### BEDROOM FIVE

11' 3" x 8' 8" (3.43m x 2.64m)

### FAMILY BATHROOM

## SECOND FLOOR

### BEDROOM TWO

12' 8" x 11' 0" (3.86m x 3.35m)

### EN SUITE TO BEDROOM TWO

### BEDROOM THREE

13' 2" x 12' 8" (4.01m x 3.86m)

## FRONT AND REAR GARDENS

## DOUBLE GARAGE WITH PARKING FOR FOUR CARS

### PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect.

Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Mason's Residential advise perspective buyers to check all measurements prior to committing to any expense. Mason's Residential confirm we have not checked any appliances, equipment, apparatus, fixtures or fittings at the property and any prospective buyer should conduct their own checks before exchange of contracts.

Mason's Residential has not sought to verify the legal title of the property and any prospective buyers must obtain verification and confirmation from their solicitor.



## MATERIAL INFORMATION

**Council Tax:** Band F

**Council Tax:** Rate £3,231.00

**Parking Types:** None.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** C (80)

**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

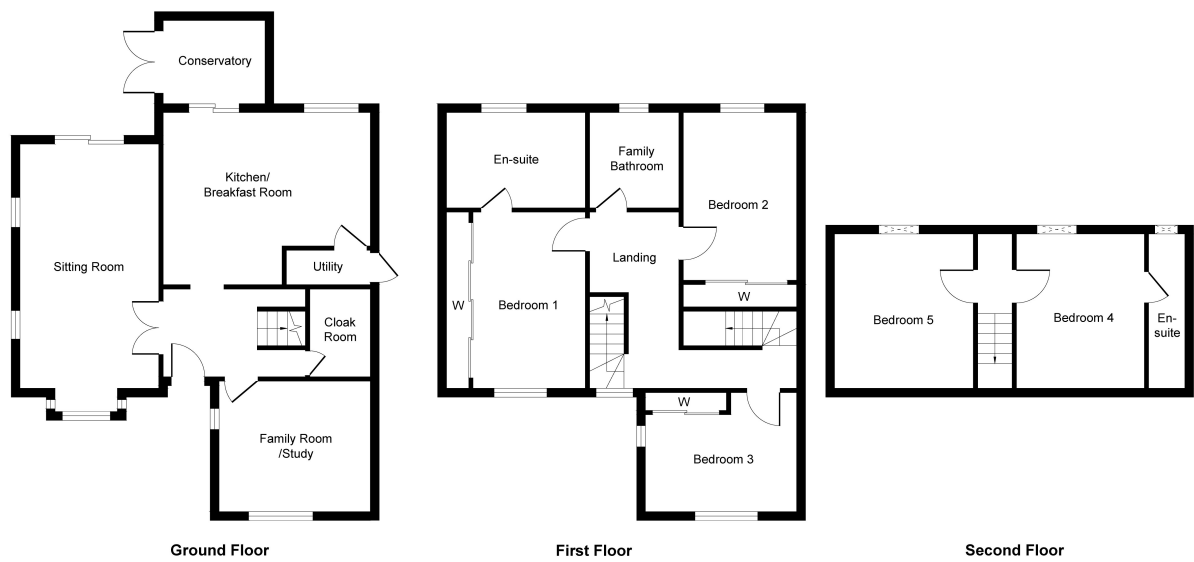








FLOORPLAN & EPC



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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