



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

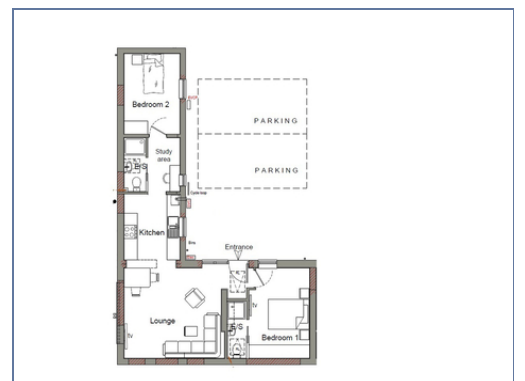
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**5 Southside Farm, Walton Road, Milton
Keynes Village, Buckinghamshire, MK10
9AG**

£375,000 Freehold

- Barn conversion
- Two Bedrooms
- No Garden
- Viewings by appointment only
- Premium fit and finish
- 2 Shower rooms
- 2 Allocated parking spaces
- April 2023 Completion
- Council Tax Band-B



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A rare opportunity to purchase a two bedroom barn conversion set in a quiet courtyard in a conservation area within Milton Keynes Village.

Upon entering the barn you are met by a sweeping open plan living area, with feature high level triangular window, high ceilings and beams, this central space provides access to two bedrooms (one with en-suite), a further shower room, and a flexible space that could become a dressing area or home office. The property is finished to an excellent standard throughout.

This unique property offers character with exposed timber beams and skylight windows allowing lots of natural light.

In the galley style kitchen there are integrated goods included: an induction hob with extractor, a fridge and freezer, washing machine and a dishwasher. Leading off the kitchen is the study area with a barn style sliding door to the main shower room.

The master bedroom has vaulted ceilings, the luxury of an ensuite shower room with barn style sliding door, LED wall mirror with shaver socket and towel radiator. The high ceilings provide the potential to add in a mezzanine floor and additional storage space if required. A separate shower room for Bedroom two is finished to the same high standard and amenities.

A beautifully restored and converted barn with parking for two cars, a bike storage rack and an external electrical supply point for an EV charger to be installed. The property is set in a quiet and private location adjacent to a listed building, and whilst the property fronts onto the spacious and attractive gravelled courtyard there is NO garden.

The very desirable area of Milton Keynes Village connects into multiple scenic walks, including Willen Lake with its sporting and gastro amenities. It is well located for quick access to M1 junction 14, Milton Keynes Coachway, and the railway station in Central Milton Keynes. Supermarket and general shopping facilities are at the nearby Kingston Centre along with fast food restaurants. Waitrose is a 5 minute drive away at Oakgrove.

Bedroom two

3.72m x 2.49m (12' 2" x 8' 2")

Kitchen

2.44m x 2.99m (8' 0" x 9' 10")

Living Room

4.59m x 4.12m (15' 1" x 13' 6")

Bedroom One

2.76m x 4.12m (9' 1" x 13' 6")

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 | | | |
| (92-100) | A | | 87 |
| (81-91) | B | | |
| (69-80) | C | 75 | |
| (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 |

