



63 Hartwell Road, Hanslope, Milton Keynes, Buckinghamshire,
MK19 7BY

£450,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

OPEN HOUSE 31st MAY 11am - 12pm - CALL TO BOOK YOUR APPOINTMENT

Mason's Residential are delighted to offer to the market this 18th Century three-bedroom cottage in the desirable, historical village of Hanslope by way of an open house on Saturday, 31st May 11am – 12pm.

The property is situated in the north of Milton Keynes with shops, amenities and schooling catchments close by. The cottage is nestled close to the Grand Union Canal and Salcey Forest for those seeking outdoor pursuits. This home is situated close to Wolverton and Central Milton Keynes Train stations with easy access to the M1 and A5. The home is also located close to the historic towns of Newport Pagnell and Stony Stratford and their well-stocked high streets boasting independent shops, amenities and restaurants.

The charming home offers a lovely lounge with a central focal brick surround log burner, a further reception room adorned with a log burner, country style kitchen, and dining area with double doors leading to the garden. The refitted and extended shower room offers a freestanding bath and double shower with wash hand basin and low level WC.

From the first floor landing you will find the three bedrooms.

Outside you will find a mature enclosed rear garden with side gated access leading to the off-road driveway providing parking for two cars, with further parking for an additional car at the side of the property.

FEATURES

- THREE BEDROOMS
- THREE RECEPTIONS ROOMS
- SHOWER ROOM WITH FULL BATHROOM
- LOG BURNERS
- VILLAGE LOCATION
- PARKING FOR THREE CARS OFF ROAD



ROOM DESCRIPTIONS

ENTRANCE HALL

SHOWER ROOM AND FULL BATHROOM

7' 10" x 12' 2" (2.39m x 3.71m)

KITCHEN

13' 1" x 11' 9" (3.99m x 3.58m)

DINING ROOM

7' 7" x 12' 6" (2.31m x 3.81m)

SNUG ROOM

11' 9" x 8' 8" (3.58m x 2.64m)

SITTING ROOM

13' 11" x 13' 0" (4.24m x 3.96m)

FISRT FLOOR

BEDROOM ONE

11' 3" x 10' 6" (3.43m x 3.20m)

BEDROOM TWO

9' 10" x 9' 8" (3.00m x 2.95m)

BEDROOM THREE

6' 7" x 12' 3" (2.01m x 3.73m)

FRONT AND REAR GARDENS

PARKING FOR THREE CARS WITH GATED ACCESS

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 E

N/A

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (62)

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

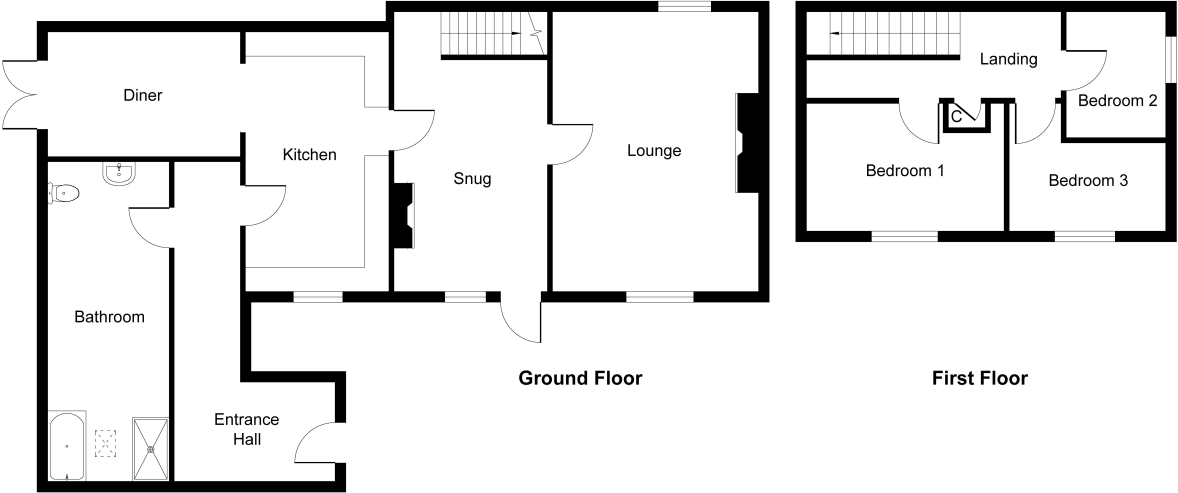
Any easements, servitudes, or wayleaves? No

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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