

# *Yew Tree Cottage Forest Road*

Hanslope, Buckinghamshire, MK19 7DE

£599,000 Freehold



## VIDEO TOUR AVAILABLE ON REQUEST

Yew Tree Cottage has been lived in by the current owners since 1974 and has undergone many extensions over this period. The original part of the property dates back to the mid 1800's and now offers flexible and spacious accommodation across two floors and could also have a self contained annexe.

Located in a semi rural location the full accommodation comprises entrance hall, WC, sitting room with patio doors to the rear garden, dining room, family room which is part of the original cottage and boasts a lovely open fireplace and exposed beams, kitchen/breakfast room with an original church pew fitted into the corner, utility room which has a door to the office/dining room, bedroom five and a shower room.

To the first floor is the master bedroom with countryside views and an en-suite, three further bedrooms and a four piece family bathroom.

Outside, a gravel driveway providing ample parking. The gardens are to three sides and offer a good degree of privacy and back and side onto the open countryside. This family home is offered with NO CHAIN. EPC Rating: F

## ENTRANCE HALL

uPVC double glazed entrance door. Staircase rising to first floor landing. Panelled doors to WC and family room. Archway to kitchen/breakfast room and French doors to sitting room.

## WC 1.32m x 0.97m (4'4 x 3'2)

Two piece white suite comprising low level WC and wash hand basin. Tiling to splash back areas. Tiled floor. Chrome heated towel rail.

## SITTING ROOM 4.44m x 5.59m (14'7 x 18'4)

uPVC double glazed patio doors to rear elevation. uPVC double glazed windows to front and rear elevations. Radiator. Television point. Panelled door to dining room. Exposed ceiling beam.

## DINING ROOM 4.44m x 2.31m (14'7 x 7'7)

uPVC double glazed door to side elevation. Two uPVC double glazed windows to side elevation. uPVC double glazed window to rear elevation. Two radiators. Access to loft. Telephone point.

## FAMILY ROOM 4.75m x 4.22m (15'7 x 13'10)

Two uPVC double glazed windows to side elevation. Radiator. Television point. Exposed original beams to ceiling and walls. Feature stone built fireplace with open fire, oak beam mantel, stone plinth and corner shelving.

## KITCHEN/BREAKFAST ROOM 5.23m x 3.91m (17'2 x 12'10)

Two uPVC double glazed windows to rear elevation. Fitted with a range of wall mounted and base level cupboards and drawers with roll top work surfaces over. Built in plate racks. Twin stainless steel sink with mixer taps. Built in double oven, electric hob and extractor canopy over. Integrated dishwasher. Breakfast bar. Space for American style fridge/freezer. Tiling to splash back areas. Fitted original church pew corner seat. Tiled floor. Arch to utility.

## UTILITY ROOM 1.63m x 2.57m (5'4 x 8'5)

uPVC double glazed door to rear elevation. Fitted with a range of wall mounted and base level cupboards and drawers with roll top work surfaces over. Plumbing for washing machine. Space for dishwasher. Tiling to splash back areas. Tiled floor. Panelled doors to office.

## OFFICE/DRESSING ROOM 2.87m x 2.57m (9'5 x 8'5)

Two uPVC double glazed windows to side elevation. Radiator. Archway to bedroom five. Panelled doors to shower room.

## BEDROOM FIVE 4.62m x 2.79m (15'2 x 9'2)

uPVC double glazed window to side elevation. Radiator. Television point.

## SHOWER ROOM 1.85m x 1.09m (6'1 x 3'7)

Chrome heated towel rail. A white three piece suite comprising low level WC, wash hand basin and corner shower cubicle with twin chrome shower head. Tiling to splash back areas. Tiled floor.

## FIRST FLOOR LANDING

Access to loft. Panelled doors to:

## MASTER BEDROOM 4.75m x 4.09m (15'7 x 13'5)

uPVC double glazed windows to front and side elevations with open countryside views. Access to loft. Radiator. A range of cream fitted furniture to include drawers, dressing table, wardrobe and bedside drawer units. Fitted mirror door wardrobes to one wall. Driveway to en-suite.

## EN-SUITE

Chrome heated towel rail. Fitted three piece suite comprising low level WC, clear glass wash hand basin set on a wooden block surface and cupboard under and shower cubicle. Tiling to splash back areas. Inset spotlights.

## BEDROOM TWO 4.62m x 2.79m (15'2 x 9'2)

uPVC double glazed windows to side and front elevations with views over countryside views. Radiator.

## BEDROOM THREE 4.70m x 2.64m (15'5 x 8'8)

uPVC double glazed windows to rear and side elevations. Radiator.

## BEDROOM FOUR 5.38m x 2.44m (17'8 x 8'0)

uPVC double glazed window to side elevation. Radiator.

## BATHROOM 2.84m x 2.21m (9'4 x 7'3)

uPVC double glazed window to side elevation. Chrome heated towel rail. Four piece suite comprising low level WC, corner bath and shower cubicle and inset wash hand basin with cupboard under. Tiling to splash back areas. Tiled floor. Built in cupboard housing Alpha gas boiler.

## OUTSIDE

### FRONT GARDEN

A gravel driveway allows off road parking for four/five vehicles. Stone built wishing well. Shrubs and trees. Access to garage.

### GARAGE

Double glazed opening doors. Power and light connected.

### STORE

Access via the garden. Ideal storage.

### GARDENS

Backing and siding onto open countryside, the garden is mainly laid to lawn with a variety of established shrubs and trees. A paved patio runs adjacent to the property. Timber sheds. The garden is a good size and offers a good degree of privacy.

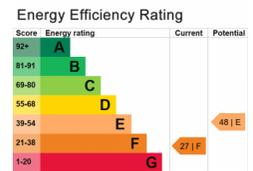


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*Local Area Information*

Hanslope has a wide range of facilities including three denominations of places for worship including the church of St James The Great with its distinctive tall spire situated on the southernmost end of the village. There is a combined first and middle school, public houses, working men's club, doctors surgery and a selection of shops including a mini market/general store, post office, butcher and newsagent. The Village Hall dating from 1840 and updated in 1981 is a busy centre for meetings and activity groups. Hanslope has a central position between the two important trading centres of fast growing Milton Keynes (approximately 11 miles) and also expanding Northampton (approximately 10.5 miles). The M1 (junctions 14 and 15) provides ease of access to both locations as well as to the north and south of the county.



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