



DE BEAUCHAMP AVENUE

Hanslope, MK19



DAVID COSBY
ESTATE AGENTS



5 De Beauchamp Avenue

Hanslope, Buckinghamshire

Features

- Village location
- Beautifully presented
- Attention to detail throughout with high quality upgrades
- 4 double bedrooms
- 2 ensuite shower rooms
- Family bathroom with separate shower
- Office space
- Large triple aspect kitchen / breakfast / family area
- Separate sitting room with French doors
- Large entrance hall
- Ground floor WC
- Galleried landing
- Driveway with detached double garage
- NHBC new build warranty

Description

Located on an enviable corner plot at the front of the Wheatfields development, 5 De Beauchamp Avenue is a classically proportioned executive home. Developed by Davidsons Homes with upgrades and improvements from the current owners, the property has been carefully designed to match the local vernacular architecture. Featuring coursed limestone to the front façade with redbrick jack arches above 16-pane sash effect windows, brick dental corncing, and matching brick quoins. The Georgian style 6-panel entrance door incorporates a porticoed surround and fanlight with Gothic tracery providing natural light to the galleried landing.

Internally, the attention to detail is equally impressive and includes Royal Oak Amtico flooring and wainscoting to the principal rooms.

The layout of 5 De Beauchamp Avenue has been designed to fully enhance natural lighting and is generously proportioned offering versatile, open plan family living spaces and large but cosy bedrooms.



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Location

The Wheatfields development is situated to the northern edge of the historic village of Hanslope and provides a perfect balance for people who want to live in the idyllic countryside but still maintain the benefit of towns and cities being close by.

Hanslope is located on the border of Buckinghamshire and is a convenient 15-minute drive from Milton Keynes Central Railway Station.

For those inspired by the outdoors, Hanslope offers a wealth of opportunities to get back to nature and stay healthy. The River Tove runs along the bottom of the valley to the south of Hanslope and flows into the Ouse, just North of Old Wolverton. There are numerous country parks and estates nearby to explore together with the stunning Salcey Forest – a former medieval hunting ground offering endless walking and cycling trails with 600-year-old oak trees and a cosy café for refreshments.

The focal point of the village is the impressive Hanslope Spire of St James the Great which can be seen from miles around. The Church is a Grade 1 Listed Building and holds an annual open day where visitors are able to climb the tower and enjoy the wonderful views over the Buckinghamshire and South Northamptonshire countryside.

For a small village Hanslope is well provided for in terms of local amenities including a handy range of shops with butchers, post office, and convenience store. There are also two pubs and an Ofsted rated 'outstanding' primary school.

The Property

Entrance Hall:

Access to the property is via a traditional six-panel Georgian entrance door with portico surround and projecting canopy. The large, centrally positioned, entrance hall is filled with an abundance of natural light from the first-floor galleried landing window and from a fan light with tracery details. Flooring comprises luxury timber effect Amtico boards which flow through to all principal ground floor rooms. Quarter winder timber stairs with a carpet runner lead to the first-floor accommodation and have painted timber newel posts and balustrades.

A mains backup smoke detector has been installed and there is a security alarm with a range of PIR sensors and door contacts throughout the property.

Dining Room / Office:

The dining room to the front aspect is currently in use as a home office and has a traditional south facing 16 pane sash effect window providing good natural lighting.

Ground floor WC:

The cloakroom has an 8 pane sash effect window to the side aspect and is fitted with a modern close-coupled WC and wash hand basin.

Kitchen / Breakfast / Family room:

The high specification kitchen has been upgraded by the current owners and provides a good range of clean edged shaker style base and wall units with a central island all of which are fitted with bevel edged quartz worktops. The luxury Amtico flooring has been extended through from the entrance hall. Recessed spotlights have been installed to the ceiling. Fitted appliances include a 5-burner gas hob with extractor hood over and an electric fitted oven with separate microwave. An inset double sink with stainless steel mixer tap is situated to front of the kitchen.

There is a large triple aspect space to the rear of the kitchen which can serve as a breakfast area and family seating and incorporates two sets of French doors with side lights giving access onto the garden and providing wonderful natural lighting throughout the room.

Utility room:

The utility area leads directly off from the kitchen and has matching luxury Amtico flooring with plumbing for a washing machine and tumble dryer beneath a quartz worksurface. The gas fired condensing combination boiler is housed within a shaker style wall unit.

Sitting Room:

The large dual aspect sitting room is located to the left-hand side of the property and is neutrally decorated with good natural lighting from the double-glazed French doors with side lights which open onto the patio and rear garden. There is a further 16-pane sash effect window to the front elevation which provides additional lighting and views onto the front garden and communal green space with trees.



The layout of 5 De Beauchamp Avenue has been designed to fully enhance natural lighting and is generously proportioned offering versatile, open plan family living spaces and large but cosy bedrooms.



The Property

First Floor Landing:

The galleried landing with chamfered balusters and central front elevation window provides a stunning setting to the first-floor accommodation. The landing is fitted with twist pile carpet and has white four-panel doors leading to the four double bedrooms and family bathroom.

Master Bedroom:

The master bedroom is a good-sized double situated to the rear right-hand side of the property. It features full height mirrored sliding door wardrobe and sash effect window overlooking the side aspect.

En-Suite:

The ensuite to the master bedroom has luxury Amtico flooring, built in mirror and recessed lights to the ceiling. Appliances comprise contemporary wash hand basin set within a stained timber effect vanity unit, close-coupled WC and walk-in shower with glazed screen. There is an obscured glazed sash effect window to the side elevation providing natural lighting.

Bedroom Two:

Bedroom two is a good-sized double situated to the rear left-hand side of the property. It features a flush, three-door wardrobe and sash effect window overlooking the rear garden.

En-Suite:

The en-suite is fitted with a close-coupled WC, wash hand basin and shower cubicle. There is an obscured glazed sash effect window to the rear elevation providing natural lighting.

Bedrooms Three and Four:

Bedrooms three and four are both double rooms to the front aspect with 16-pane sash effect windows overlooking the front garden.

Family Bathroom:

The neutrally decorated family bathroom is fitted with WC, wash hand basin with chrome mixer tap set within a white shaker-style vanity unit, large walk-in shower with glazed screen, and bath. The floor is finished with luxury Amtico boards and there are recessed spotlights to the ceiling.



Outside Areas

Front Aspect:

The property is set back from De Beauchamp Avenue with steps leading up to the main entrance and a shallow grass area with shrub border.

Rear Garden:

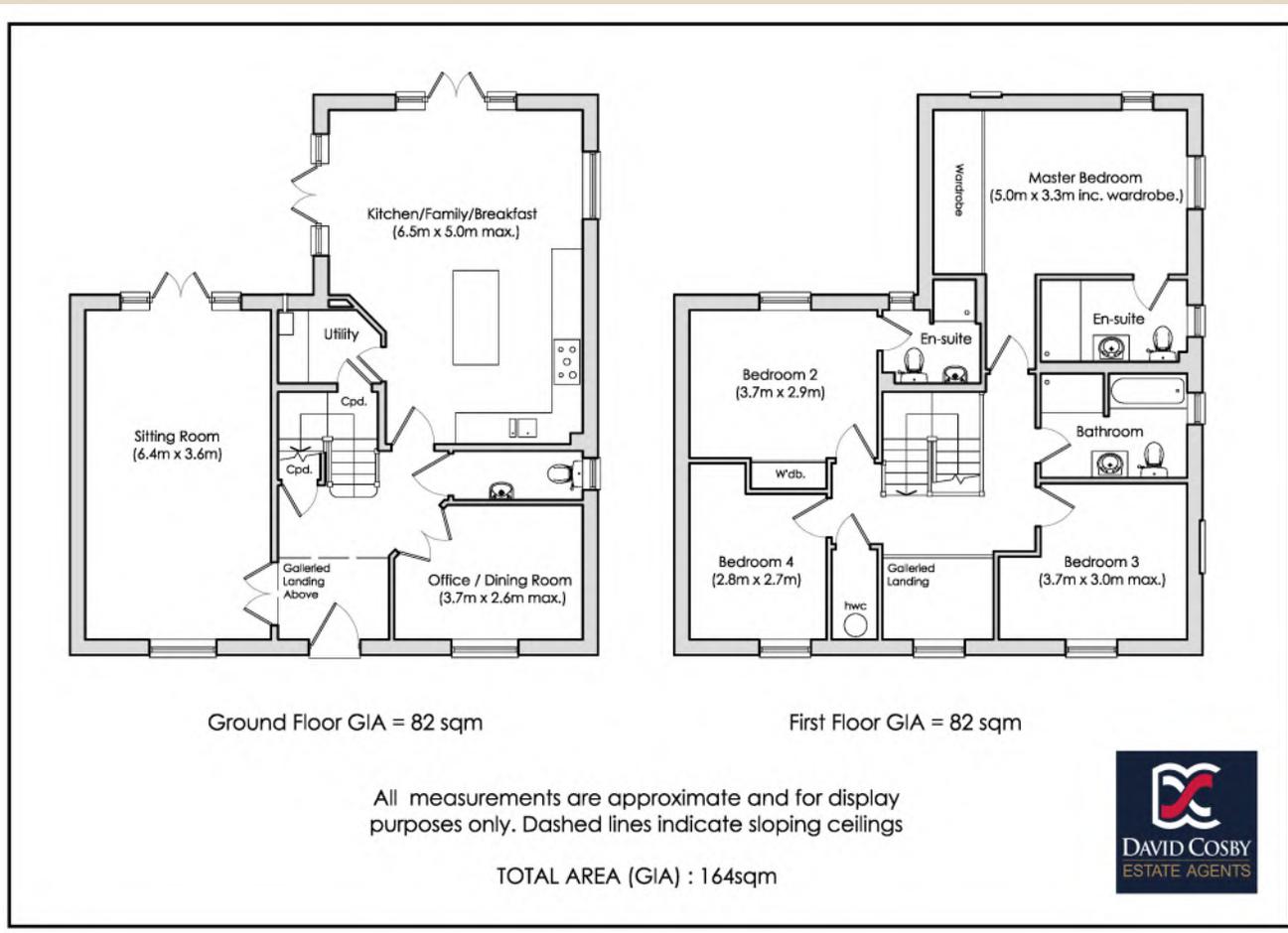
The private rear garden is mainly laid to lawn with a large patio area to the full width of the property and extending along the right-hand side boundary – perfect for entertaining and al-fresco dining.

Boundaries comprise a facing brick garden wall with tile-crease and brick on edge coping details to the right-hand side and concrete post with timber panel fencing to the rear.

Garage and driveway:

The tarmac drive sweeps round to a detached double garage of facing brick construction beneath hipped and tiled roof located to the left-hand side of the property. Two up-and-over doors provide vehicular access and there is a separate pedestrian door from the rear garden.





Agent Note:

Your legal adviser should verify if a contribution is payable towards the upkeep of any landscaped areas or for the use of any unadopted highways. The two neighbouring properties are presumed to have rights of access over the front driveway. These particulars are subject to the approval of the Vendors. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible.

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EPC: Rating (B)

Council Tax: Band F

Local Authority: Milton Keynes Council

Services: Water, Drainage, Gas, and Electricity

Important Notice:

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.



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