



**11 MUNDAYS MEADOW**

Hanslope, Milton Keynes, MK19 7FE



**DAVID COSBY**  
ESTATE AGENTS



# Mundays Meadow

Hanslope, MK19 7FE

Total GIA Floor Area | Approx. 165sqm



4 Bedrooms



3 Receptions



2 Bathrooms



1 Cloakroom

## Features

- Village location
- Well-presented
- 4 bedrooms
- Ensuite shower room
- Family bathroom with separate shower
- Built-in wardrobes to principal bedrooms
- Impressive galleried landing
- Office/study room
- Large kitchen / breakfast room
- Separate utility with access to rear garden
- Dual aspect sitting room with tri-fold doors
- Ground floor cloak room / WC
- Tiled gable fronted canopy and large entrance hall
- Detached double garage
- Remaining New Build warranty

## Description

11 Mundays Meadow is a well-presented detached family home occupying an elevated position in the small St James Manor development on the edge of Hanslope village. The property is one of just twelve similarly styled homes within this bespoke setting and is classically proportioned with red brick facades under a dual-pitched tiled roof.



This spacious home is located within easy walking distance of the amenities available in Hanslope village and has well-tended gardens and a large detached double garage. The property also benefits from ample off-road parking and an electric vehicle charging point.

# The Property

## Entrance Hall

The impressive and spacious entrance hall is accessed via a traditionally styled panel door beneath a projecting gable-fronted tiled canopy with brick supporting bases and tiled roof. The hall is fitted with porcelain effect floor tiles and a large, recessed grab mat. The quarter-winder galleried staircase is fitted with cut-pile carpet and has chamfered balustrading. Natural lighting is provided by two top-hung casement windows which flank the main entrance door and overlook the front aspect. Artificial lighting is provided by recessed spot lights. Contemporary four-panel doors lead to the principal reception rooms, ground floor cloak room, and kitchen. There is also a useful, large understairs storage cupboard.

## Ground Floor Cloak Room

The ground floor cloak room is fitted with a contemporary close-couple WC and wall-mounted wash-hand basin with chrome pillar tap. Porcelain effect floor tiles flow through from the entrance hall and walls are neutrally decorated. Artificial lighting is provided by recessed spot lights and mechanical extract ventilation has been installed.

## Sitting Room

The dual-aspect sitting has white timber laminate floor boards which, together with the full-height glazed tri-fold door to the rear elevation and the three-unit window to the front elevation, provides a light and airy feel to this spacious room. The tri-fold doors open to the rear garden onto a large patio area.

## Dining room

Accessed via double swing four-panel doors, the dining room has ample space for a good-sized table and chairs with additional perimeter furniture. There is a three-unit window providing natural lighting and views to the front aspect.

## Office / Study Room

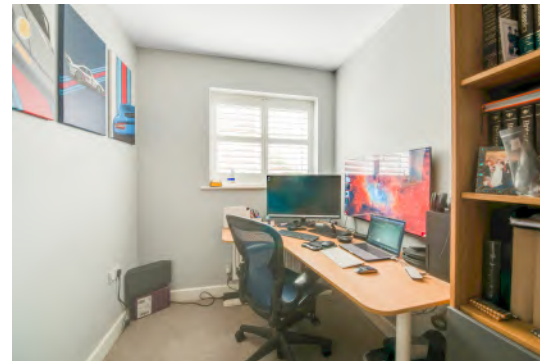
Located to the rear right-hand side of the property, the office / study has a two-unit window overlooking the side aspect. Floors are finished with cut-pile carpet and walls are neutrally decorated.

## Kitchen / Breakfast Room

The kitchen / breakfast room is fitted with a range of Shaker style base and wall units and a five-burner gas hob with chrome extractor hood over. There is good natural lighting from a three-unit window and double-glazed French doors which open to the rear garden. A breakfast bar has been installed and a four-panel door opens to the utility area.

## Utility

A functional space located to the rear right-hand side of the property and with a two-unit window overlooking the rear garden. Floors are finished with matching porcelain effect tiles and there is a range of base units with space for a washing machine and tumble dryer. A stainless-steel sink and drainer has been installed, and a part-glazed door opens onto the rear garden.



### First Floor Landing

The impressive galleried first floor landing is a large, open, and bright space with a two-unit window overlooking the front aspect with chamfered timber balustrades and handrails to the quarter-winder stairs. Floors are finished with cut-pile carpet and walls are neutrally decorated. Artificial lighting is provided by evenly spaced spotlights and contemporary panelled doors lead to the bedrooms and family bathroom. A further panelled door opens to the airing cupboard which contains a large thermal store with immersion heater. A hinged ceiling hatch provides access to the roof void and a mains back-up smoke detector has been installed.

### Family Bathroom

Located to the rear elevation of the property and fitted with a four-piece suite comprising bath with chrome mixer tap and shower hose, shower cubicle with folding glass screen, contemporary close-coupled WC, and wall mounted wash hand basin with chrome mixer tap. Walls are partly finished with contrasting ceramic tiles and a two-unit window overlooking the rear garden provides natural lighting and ventilation. Heating is provided by a chrome ladder towel rail and floors are finished with marble effect vinyl tiles. Mechanical extract ventilation is fitted and there is a shaver socket above the wash-hand basin.

### Master Bedroom

A large double bedroom with a three-unit window overlooking the rear garden and with partial countryside views. There is ample storage space with a large wardrobe with fitted shelving and double swing doors. A further single swing door provides access to a second wardrobe, again with fitted shelving. Floors are finished with cut-pile carpet which flows through from the first-floor landing and walls are partly finished with decorative lining paper.

### Master Bedroom En-Suite

Fitted with a three-piece suite comprising shower cubicle with folding glazed screen, contemporary close-coupled WC, and ceramic wall mounted wash-hand basin with shaver socket above. Floors are finished with marble effect vinyl tiles and walls are neutrally decorated with ceramic tiles to the shower. There is a single-unit window to the side elevation providing natural lighting and ventilation, and heating is provided by a chrome ladder towel rail. Artificial lighting is provided by recessed spot lights and mechanical extract ventilation has been installed.

### Bedroom 2

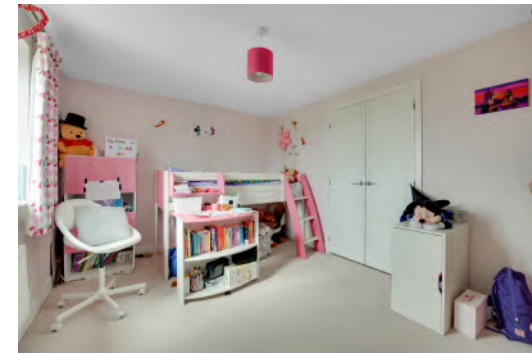
Bedroom 2 is located to the rear left-hand side of the property and is a good-sized double bedroom with four-unit window overlooking the rear aspect with partial countryside views beyond. Walls are neutrally decorated with lining paper to a feature wall and there is a large wardrobe with double swing access doors.

### Bedroom 3

A brightly decorated children's double bedroom with good storage space in the form of a large wardrobe with double-swing doors and natural lighting from a two-unit window overlooking the front aspect.

### Bedroom 4

Bedroom 4 is located to the front right-hand side of the property with a two-unit window providing natural lighting and views to the front aspect. Currently used as a study, walls are neutrally decorated and with lining paper to a feature wall.



## Gardens and Grounds

### Garage / workshop

The large, detached brick built double garage to the rear right-hand side of the site has a hipped and tiled roof and is fitted with power and lighting. There is space for two cars with additional workshop / storage space to the rear. A part glazed pedestrian door provides direct access to the rear garden and vehicular access is via two separate up-and-over doors.

### Front Aspect

11 Mundays Meadow is a classically styled red-brick property beneath a tiled roof with gable fronted canopy and a detached brick garage with hipped and tiled roof. There is a large block paved driveway leading to the garage and providing extensive off-road parking for several vehicles with the added benefit of an electric vehicle charger point. Gated access is provided to the rear garden. There is an attractive lawned area with perimeter flower beds to the front elevation of the property.

### Rear Aspect

The rear garden has gated access from the driveway and is a good-sized space with perimeter pathways and a central lawn area. Boundaries comprise a mixture of stained close-board timber fencing and solid facing brick garden walls with copings, tile creases and upper timber trellising. The pathway extends to the rear of the double garage. A pretty patio area has been created to the rear left hand side of the garden with timber pergola over.





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## Location

The property 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.

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.

Hanslope village is located on the border of Buckinghamshire and is well situated for commuting with easy access to Milton Keynes and Northampton town centre, the M1 motorway, and trains from nearby Wolverton Railway Station are direct to London Euston. Amenities within Hanslope village are wide-ranging and include two popular local public houses, a general store, and traditional butchers. The village also has a GP surgery with dispensary, and Hanslope Primary School boasts an Ofsted rating of 'Outstanding'.

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.



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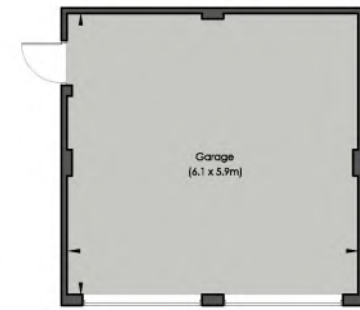


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Approximate GIA (Gross Internal Floor Area) Excluding Garage = 165 sqm

David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Garage = 36 sqm  
Position not relative



Ground Floor = 85 sqm (Exc. Garage)



First Floor = 80 sqm

**Local Authority:** Milton Keynes City Council

**Services:** Water, Drainage, Electricity, and Gas

**Council Tax:** Band F **EPC:** Rating B

### Important Notice

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### Agent's Notes

Your legal adviser should verify if a contribution is payable to a management company towards the upkeep of any landscaped areas or for the use of any unadopted highways. 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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