



CARTERS  
FOR SALE  
01908 54 13 18

Winterbourne Newton Lane

Turvey MK43 8HA





# Winterbourne Newton Lane

Turvey MK43 8HA



A beautiful five bedroom stone property with off road car parking, home office/ gym and offered in good decorative order, in the popular Bedfordshire riverside village of Turvey. The accommodation comprises entrance hall, w.c, lounge, kitchen/breakfast room, utility, open plan sitting room and garden room across the rear of the property which enjoys views of the gardens and brook beyond.

Our property has been well looked after and sympathetically improved over recent years, and would make an ideal family home, yet equally would suit a couple commuting to London with easy access from Bedford and Milton Keynes mainline railway stations.

The location is stunning and we look forward to showing you around. VIDEO TOUR AVAILABLE ONLINE!

## Ground Floor

The accommodation comprises entrance hallway entered via wooden door with glazed insert. Sealed unit double glazed window to the side elevation. Radiator. Ceiling light. Dado rail. Loft access. Stairs to first floor landing with under stairs storage. Doors leading off to lounge, kitchen and WC.

WC comprises low-level WC, vanity unit. Wooden flooring, Radiator. Stained glass window.

The lounge in the agents opinion is a good size and has a sealed unit double glazed window to the front elevation with radiator under. Ceiling coving and picture rail. The focal point is an open fireplace with stone hearth and surround. Sky TV point. Double opening French style doors leading through to:

The sitting room to the rear has Bi folding doors on to the rear patio and gardens, and opens up in to the garden room which is currently used as a formal dining area. The garden room has been sympathetically added to the property and offers much light and open space with further French style doors leading to the patio and rear gardens. Wall mounted radiator. Ceiling lights.

The kitchen breakfast room is a superb size and fitted with a range of base and eye level cream coloured units incorporating a 1 1/2 bowl single drainer sink unit with cupboards under and mixer tap. Good range of work surfaces. Integrated to the kitchen is a built in dishwasher, fridge and a Bosch double oven with hob and extractor hood over. There are double glazed windows to the side and rear elevation. Ceiling down lighters. Ceiling coving. Useful range of built-in cupboards and a dresser. There is tiled flooring and a door leading through to the:

The utility room has fitted work surfaces and plumbing and space for a washing machine and tumble dryer. Space for a tall standing freezer and a range of other built-in units. Wall mounted boiler. Radiator. Ceiling light. Wooden stable door leading to the side gardens.









## First and second floors

The first floor landing has doors leading through to the master bedroom, and two further bedrooms and family bathroom. A further staircase rises to the second floor. Ceiling light. Smoke alarm Dado rail.

The master bedroom is good size double bedroom with two built-in wardrobes and ample space for freestanding bedroom furniture. Ceiling light. Picture rail and double glazed windows to the side and rear elevations. Door to:

En-suite bathroom comprising low-level WC , wall mounted wash hand basin in vanity units with cupboards under and panelled bath with shower attachment via taps. Tiled splash backs. Ceiling lights. Deep silled window to front elevation. Radiator. Extractor fan.

There is another double bedroom with space for freestanding bedroom furniture. There is a double glazed window to the front elevation and radiator under. Ceiling light and picture rail.

A further bedroom is located to the rear of the property and has a double glazed Velux window to the side elevation. Radiator. Ceiling light. Please note there is some restricted headroom as this bedroom has a vaulted ceiling.

### Second-floor

Landing with doors leading to two additional bedrooms and providing a small study area. Ceiling lights. Smoke alarm.

One of the double bedrooms on this floor has space for freestanding bedroom furniture. There are two double glazed Velux windows to the rear elevation. Ceiling lights and wall mounted radiator.

The remaining bedroom on the top floor in the agents opinion is a good size single bedroom, although could accommodate a smaller double bed but presently used as a single bedroom by our clients with ample space for wardrobes, chest of drawers and dressing table. There are storage areas within the eaves. TV aerial point and a double glazed Velux window to the rear elevation. Ceiling light.

The study area is a small room between both bedrooms and has a double glazed Velux window to the rear elevation and a ceiling light. Wall mounted radiator. The present owners currently used this facility for storage but it could be used as a small study. Potentially it could be converted into a shower room serving the top floor bedrooms.









## Outside

The front gardens are enclosed by stonewalling and by mature hedging and neatly laid to lawn. They have been attractively landscaped offering a variety of flowers, shrubs, bushes and plants with mature trees. There is a wooden gate and footpath leading to the front door. The lawns extend round to the side and to the rear. To the left hand side of the property there is a gravel driveway providing off-road car parking for two vehicles. There is also a former garage which is stone built and which has been converted into a home office/gym. There is also hard standing suitable for the timber panelled shed which will be remaining.

The side gardens are enclosed by low-level picket fencing and have borders offering flowers, shrubs, bushes and plants. These areas of garden lead round to join the rear garden. To the rear boundary there is a shallow brook. The rear gardens have been attractively landscaped to offer a low maintenance paved patio area with views of the brook and with a variety of flower beds, shrubs and bushes.

There are steps leading down to the bottom of the garden where there is a gravelled patio and further seating area with views looking back towards the property and over the brook. There is a further outside dining area adjacent to the rear extension by the French doors which is large enough to seat six.

## Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.

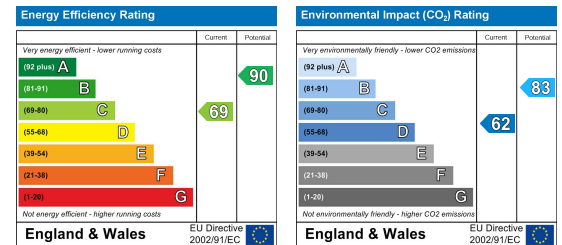








Approximate Gross Internal Area  
 Ground Floor = 93.1 sq m / 1,002 sq ft  
 First Floor = 59.2 sq m / 637 sq ft  
 Second Floor = 35.8 sq m / 385 sq ft  
 Workshop = 11.9 sq m / 128 sq ft  
 Total = 200.0 sq m / 2,152 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 © CJ Property Marketing Ltd Produced for Carters



59 High Street, Stony Stratford,  
 Milton Keynes MK11 1AY  
 01908 561010 [miltonkeynes@carters.co.uk](mailto:miltonkeynes@carters.co.uk)  
[www.carters.co.uk](http://www.carters.co.uk)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.