



## Newport Road , Moulsoe, MK16 0HW

**\*CASH BUYERS ONLY\*** King Estate Agents are delighted to bring to the market this Charming, detached Grade II listed part thatched cottage with stunning views over open countryside. The property comprises four bedrooms, three bathrooms/en suites and a refitted modern country kitchen. Located in the highly sought-after rural village of Moulsoe yet only a few minutes drive to all the facilities of Milton Keynes and easy access to the M1.

The original part of the cottage dates back to the approx 1750 with a side and rear extension built in 1988, now offering accommodation in excess of 1600sq ft. The ground floor accommodation comprises entrance hall, cloakroom, kitchen, dining room, lounge, large conservatory and two double bedrooms both with en suites. Upstairs in the original part of the property is a double bedroom and a further double bedroom/office. To the front there is parking for four vehicles and to the rear a large mature garden with various outbuildings. An internal viewing is essential to fully appreciate this one-of-a-kind property.

## Accommodation

FOUR BEDROOMS

THREE BATHROOM/EN  
SUITE

GRADE II LISTED

COUNTRYSIDE VIEWS

SOUGHT AFTER VILLAGE

LARGE PLOT

HISTORIC FEATURES AND  
PART THATCHED ROOF

LARGE CONSERVATORY



## Ground Floor

**Entrance Hall** - Exposed ceiling beams, Two storage cupboards, radiator, boiler, side windows, alarm control panel.

**Cloakroom** - White suite fitted to comprise low level WC, wall mounted wash hand basin, radiator, sky light.

**Kitchen** - Recently fitted bespoke high quality country kitchen with slate floor, central island sink, lots of base and eye level units, granite worktops, integrated dishwasher, integrated microwave, SMEG fridge and freezer, wine cooler, Rangemaster 110 induction cooker and extractor, tiled splashbacks, loft access, window to conservatory, open plan entrance to dining area.

**Dining room** - Slate floor, French doors to rear garden, radiator, door to conservatory.

**Living Room** - Solid wood floor, log burner fireplace, radiator, TV point, windows to the front aspect and conservatory with French doors leading to conservatory.

**Conservatory** - Views to the garden and open countryside beyond, radiator, double glazed windows, French doors open to rear garden.

**Master bedroom** - Double bedroom with exposed beams in the walls and ceiling, radiator, two windows.

**En suite** - Exposed beams, tiled floor and part walls, white rolled top bath, basin, low level WC, radiator with heated hand rail, disused fireplace, cupboard for washing machine and storage, double glazed window.

**Bedroom Two** - Double bedroom with radiator, double glazed window with views over garden and countryside, double glazed side window, walk in wardrobe area, loft access, phone point.

**En suite** - Fully tiled en suite with white shower cubicle 120cm wide, low level WC and hand basin, heated towel rail.

**Bathroom** - Exposed wall and ceiling beams, solid parquet wood flooring, white suite comprising freestanding roll top bath, low level WC, wall mounted wash hand basin, tiled splashbacks, radiator, window.

## First Floor

**Bedroom Three** - Double bedroom with inbuilt wardrobes, character wooden flooring, exposed beams to the walls and apex, chimney breast, window.

**Bedroom Four/ Office** - Double bedroom or office with character wooden flooring, exposed beams to the walls, window with views over open countryside, radiator.

## Exterior

**Outside** - The property occupies a large plot with the entrance from the road leading to a paved courtyard parking area and gated side pathway to the rear garden. To the rear are larger mature gardens that gently slope away from a terrace at the back of the cottage. The garden area has a large lawn, hedged and fenced side boundaries, various mature shrubs, ornamental pond, bird table area, small orchard, large timber shed and at the end of the garden a vegetable patch, greenhouse, timber shed, dog kennel and a chicken house along with a paved area. Beyond the garden is open countryside with the field immediately to the rear of the property often occupied by sheep.

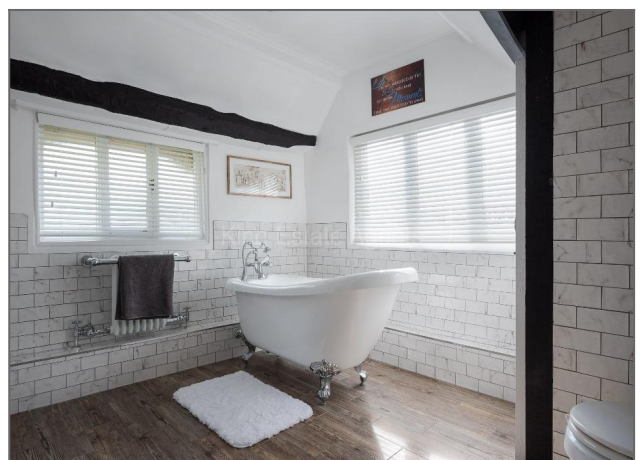
**Full fibre broadband** - There is a BT connection point with ultra fast full fibre broadband up to 900mb download and 110mb upload speeds possible at the property.

## Location



Within the small village is a public house, village hall, church and a number of period buildings. Junction 14 of the M1 is approx. 1.5 miles away.



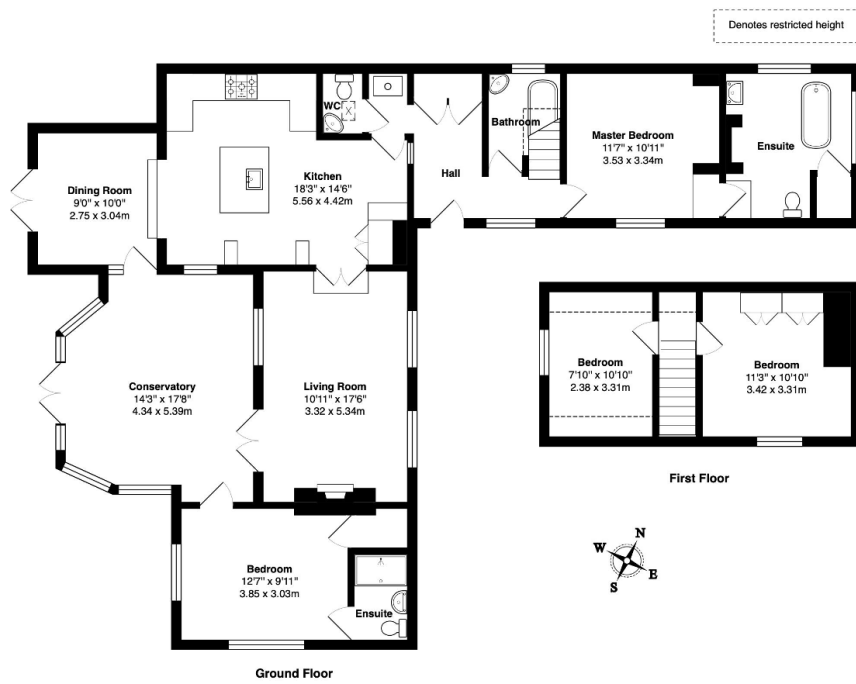












Total Area: 1601 ft<sup>2</sup> ... 148.7 m<sup>2</sup>

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