

Village Close, Sherington, MK16 9PZ

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1 Village Close
Sherington
Buckinghamshire
MK16 9PZ



## Guide Price £395,000

**Bluebell Cottage is a stone fronted detached bungalow in the highly popular village of Sherington. The property enjoys a private, largely walled garden with a detached garage located to the rear. This is an ideal property for those looking to downsize or who would benefit from living in a property where the accommodation is arranged on one level.**

The accommodation comprises of a generously proportioned sitting room and dining room combined, Kitchen, Conservatory, Two bedrooms, Recently refitted wet room, Gas central heating, Garage and off road parking, Secluded enclosed gardens.











## Property walk through

Bluebell cottage exudes a warm feel and is located opposite fields and adjacent to the village High Street. A small porch to the front opens into an entrance hall with doors off to all the principal rooms. The combined sitting room and dining room offer spacious accommodation with double doors opening into the conservatory. There is also a double glazed window to the side elevation which enhances the excellent flow of natural light. The conservatory has a laminated wooden floor and doors opening into the garden.
There is a fitted kitchen with Neff double oven, Smeg induction hob and 70/30 integrated fridge/freezer with space for a dishwasher and washing machine over a cushion floor base. A double glazed window affords excellent views into the garden at the rear. The main bedroom has built in mirrored wardrobes and a window to the side whilst the second bedroom is oblong in design and also has a window on one wall.
The wet room has been refitted to provide a shower, WC, and a wash basin in vanity surround. Large enclosed cupboard.
The private enclosed garden has a generous lawn, flower and shrub borders. Access is available from the garden into the single garage at the rear which has parking immediately to its front.

Sherington is a village ideal for families and individuals of all ages. There is a fantastic Primary School, playground and an excellent village pub. The village is close to the M1 and is ideal for commuting to London from either Milton Keynes Central to Euston or Bedford Station to St Pancras on the fast trains. It is Equi distant to the Market towns of Newport Pagnell and Olney.

## 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.

## Notice to purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service







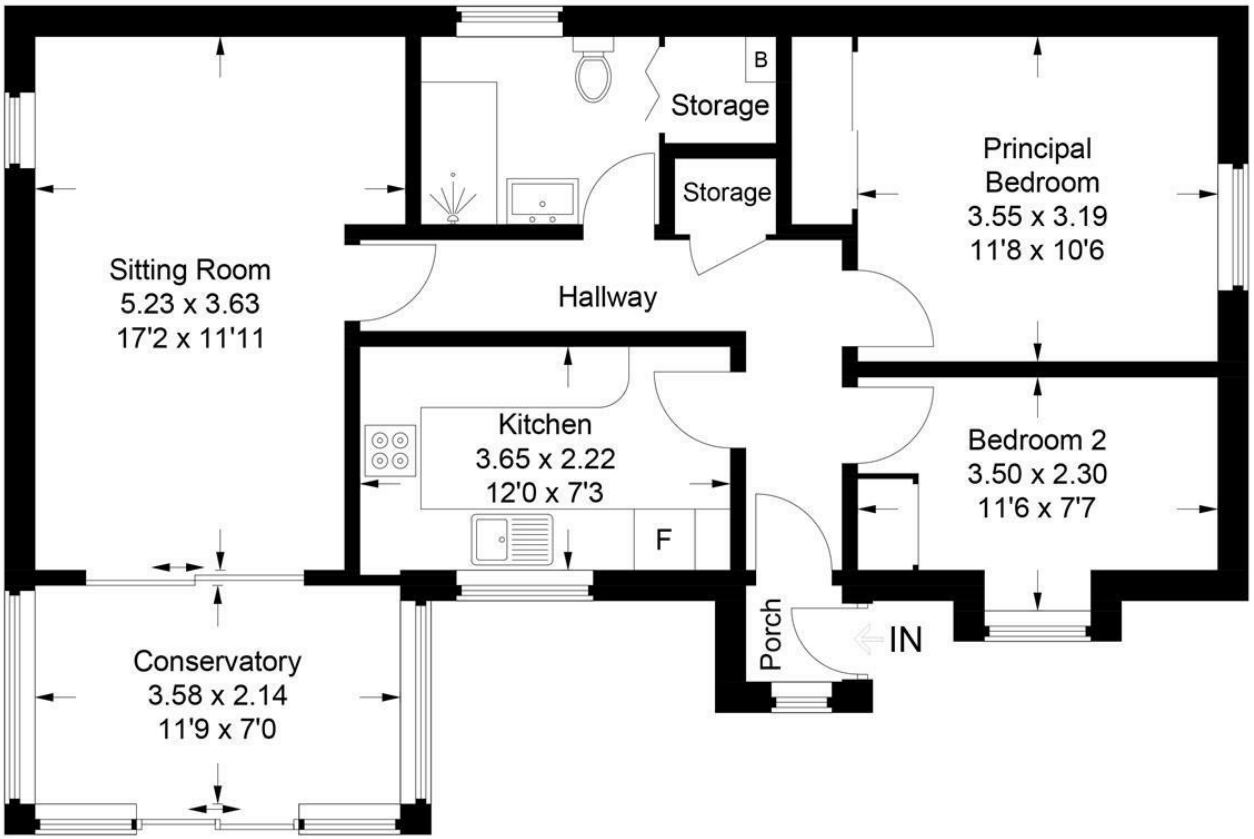




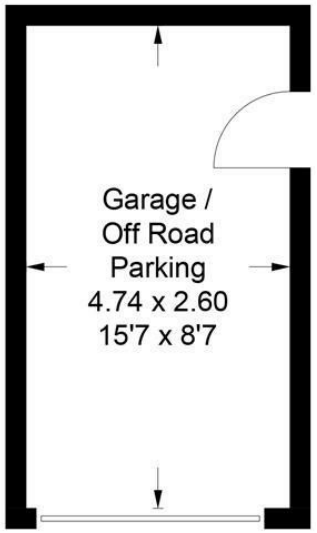



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Approximate Gross Internal Area = 71.3 sq m / 767 sq ft
Garage / Off Road Parking = 12.3 sq m / 132 sq ft
Total = 83.6 sq m / 899 sq ft




## Ground Floor




(Not Shown In Actual Location / Orientation)




### Viewing Arrangements

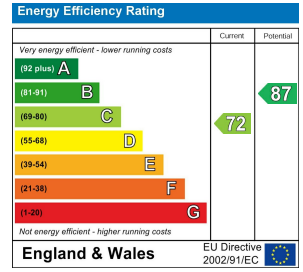
By appointment only via Fine & Country.
We are open 7 days a week for your convenience


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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.
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