

# 56 Wolverton Road

Newport Pagnell MK16 8JG

FINE & COUNTRY

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## NO UPWARD CHAIN

A characterful Edwardian house offering well-proportioned accommodation together with a substantial and thoughtfully designed rear extension.

The property retains a number of original features, including high ceilings, sash windows, original stained-glass entrance door, wooden flooring and an open fireplace. To the rear, the extension has created a generous open-plan kitchen/breakfast room with direct access to the south-facing gardens.

### Property Walk Through

The original timber entrance door, with stained-glass leaded insets, opens into the Entrance Hall. Solid oak flooring, wooden panelling and a high ceiling provide a characterful entrance to the property. There is a coat hanging rail, radiator and stairs rising to the first floor, with a further door leading through to the principal reception rooms.

The lounge and dining room form a substantial open-plan space with high ceilings and generous proportions. The sitting room features a box bay window with fitted shutters, double-glazed sash windows, a built-in window seat and storage beneath. The working open fireplace provides a focal point to the room, with mantle and shelving to one side of the chimney breast. Wooden flooring continues throughout the reception space, together with ceiling coving.

The dining area comfortably accommodates six and has French-style double-opening glazed doors leading into the kitchen/breakfast room.

The kitchen/breakfast room forms part of the rear extension and provides a substantial open-plan space for cooking, dining and entertaining. Double-glazed windows to the side and bi-folding doors across the rear provide extensive natural light and views across the decking, hot tub area and gardens. The breakfast area comfortably seats eight, with vertical radiators and fitted storage. The kitchen is arranged around a central island incorporating a four-burner gas hob, corner storage, cupboards and base-level units. There is a range of fitted base and eye-level cupboards, tiled splashbacks and a built-in Fisher & Paykel double oven. Further units surround the American-style fridge/freezer with ice and water system. There is plumbing and space for a dishwasher, together with a single sink and drainer, mixer tap and cupboard beneath. The extensive side glazing provides views across the decking, hot tub area and gardens, whilst the bi-folding doors open directly onto the outside entertaining areas. Steps lead down from the kitchen to the utility room, which has pedestrian access to the side of the property.

The utility room includes a sink and drainer with cupboard beneath, fitted work surfaces, plumbing and space for a washing machine and tumble dryer, wall-mounted boiler, high-level storage, tiled splashbacks, tiled flooring and radiator.

The cloakroom comprises low-level WC, tiled flooring and walls, radiator, ceiling downlights and shelving. A shower was previously installed and the plumbing remains in place.

The family room is currently used as a home office but would also work well as a family or children's TV room. The room has a high sloping ceiling, wooden flooring, ceiling downlights, double-glazed windows and French doors opening onto the garden.





## First Floor

The first floor landing provides access to the four bedrooms and family bathroom. There are built-in pine cupboards providing useful linen storage, together with loft access, radiator, ceiling lighting and an opaque double-glazed sash window to the side elevation.

The principal bedroom faces the front of the property and is a generous double room with a double-glazed sash window extending into a walk-in bay. The room has a high ceiling, ceiling coving, vertical radiator and cast iron feature fireplace, together with space for freestanding wardrobes and bedroom furniture. A dedicated dressing area provides further storage space and leads through to the en suite bathroom which has been refitted with a four-piece white suite comprising low-level WC, wall-mounted wash hand basin, walk-in shower and roll-top canoe-shaped bath with shower attachment. There is a heated towel rail, wall tiling, extractor fan and ceiling downlights, together with opaque double-glazed sash windows to the front elevation.

Bedroom Two is a double bedroom with high ceilings and double-glazed sash windows overlooking the rear garden. There is space for bedroom furniture, a desk and clothes storage, together with radiator and ceiling light.

Bedroom Three is also a double bedroom with space for wardrobes, bedroom furniture and a desk. A double-glazed sash window overlooks the rear garden.

Bedroom Four is a smaller double bedroom with space for bedroom furniture, radiator, ceiling light and a double-glazed sash window overlooking the rear garden.

The family bathroom is fitted with a three-piece white suite comprising low-level WC, wall-mounted wash hand basin set within a vanity unit with cupboards beneath, and a panelled bath with rainwater-style shower. There is tiled splashback, heated towel rail, ceiling downlights and an opaque double-glazed sash window to the side elevation with shutters.

## Outside

The front garden has been landscaped with a gravel driveway providing off-road parking for several vehicles. A pathway leads to the front entrance, with brick walling to one side and fencing to the other, together with established planting and a mature tree.

The south-facing gardens extend to approximately 120 feet and have been landscaped to provide a number of distinct areas for outdoor living and entertaining. Immediately to the rear of the house is a substantial raised decking area providing seating and dining space. There is a dedicated barbecue area and built-in decking surrounding the hot tub, with further seating and dining areas extending beyond the family room.

The main garden is laid principally to lawn, with mature planting, shrubs, flowers, mature apple trees and raised flower beds. Storage sheds, a log store and greenhouse provide additional practical facilities.
The former garage has been converted into a useful storage area with an up-and-over door, power and lighting. A further outbuilding has been converted into a home gym, with wooden flooring, radiator and double-glazed bi-folding doors opening onto the decking.

At the far end of the garden is the substantial garden room, extending across the full width of the garden. Currently used as a large entertaining space and lounge/TV area, the building benefits from power, lighting, heating and internet connection. Double-glazed double-opening doors lead onto a raised decking area, with external lighting and power points also provided. The space offers considerable flexibility and could readily be used as a home office, gym, studio or additional entertaining area. The garden is enclosed by timber panel fencing, with mature trees and established planting providing privacy towards the rear.
























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Approximate Gross Internal Area
Ground Floor = 83.5 sq m / 899 sq ft
First Floor = 73.1 sq m / 787 sq ft
Garage / Office / Studio = 41.3 sq m / 444 sq ft
Total = 197.9 sq m / 2,130 sq ft

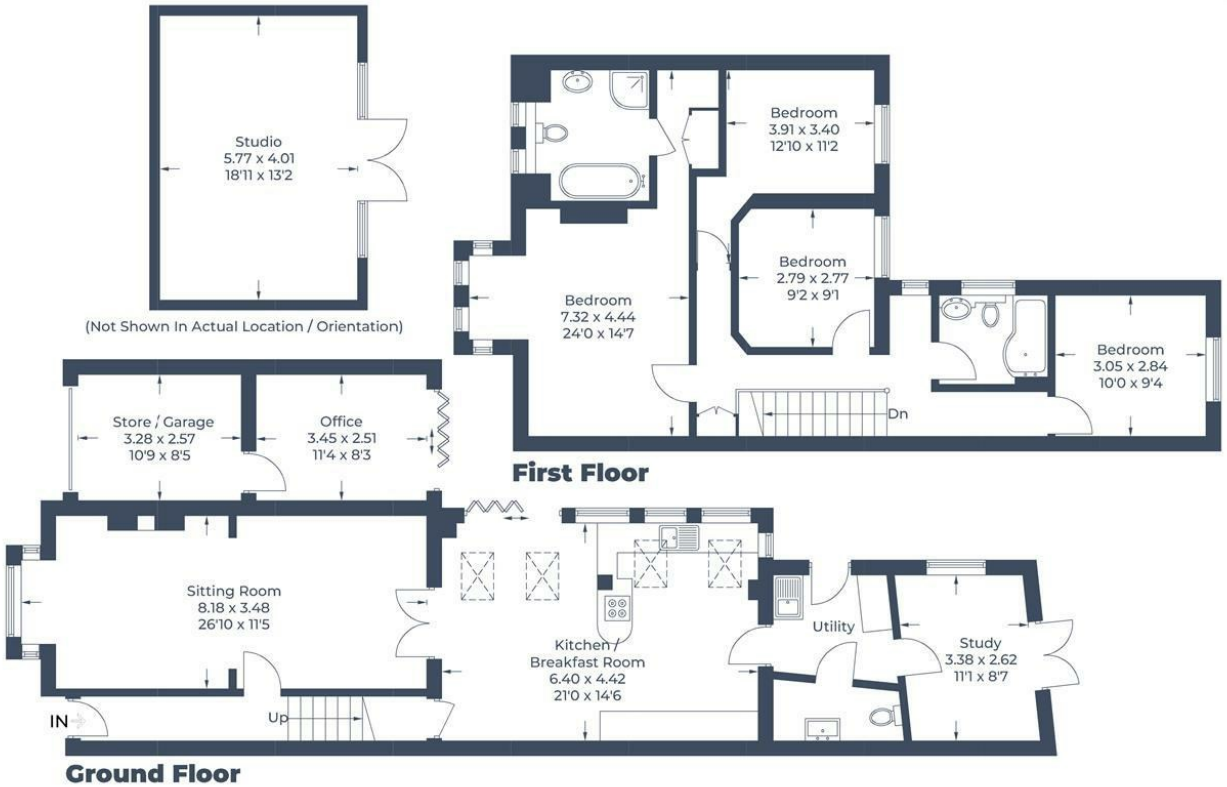
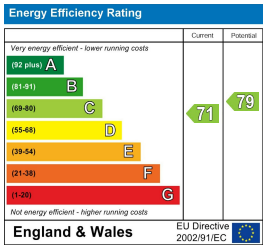
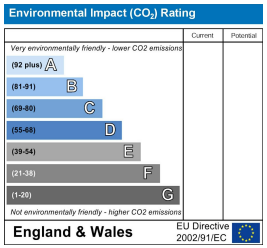



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