



3A Cranfield Road, Astwood, Newport Pagnell, MK16 9JU Offers over £850,000 Freehold



Situated on a generous corner plot within the highly regarded village of Astwood, this substantial detached home offers versatile living accommodation including a fully self-contained annexe.

Upon entering, a welcoming hallway provides access through to the heart of the home, a superb open-plan kitchen, dining and breakfast room, a separate dual-aspect spacious lounge which features a log-burning stove and enjoys attractive views over the gardens. Further ground floor accommodation includes a study, cloakroom/WC and utility room. A standout feature of the property is the independent annexe, which benefits from its own fitted kitchen, shower room, private access and an additional reception room currently used as a dining room which could alternatively serve as a bedroom, making it ideal for relatives, guests or home-working requirements.

The first floor offers five well-proportioned bedrooms, two of which benefit from en-suite shower rooms and fitted wardrobes. A spacious family bathroom serves the remaining bedrooms.

Externally, the enclosed gardens provide a wonderful outdoor environment, with extensive lawned areas, patio spaces, seating areas and a pond.

The property enjoys an enviable position with gardens wrapping around the home, ample driveway parking for several vehicles, a double garage, and a pleasant outlook towards open countryside. The property also benefits from a range of energy-efficient features, including solar panels, an EV charging point and a log burner, helping to reduce running costs and environmental impact.



Entrance Hall

Lounge

20'6 x 12'7 (max) (6.25m x 3.84m (max))

Kitchen/Breakfast/Dining Room

25'6 x 18'4 (max) (7.77m x 5.59m (max))

Utility Room

11'9 x 5'6 (3.58m x 1.68m)

Office

9'1 x 7' (2.77m x 2.13m)

WC

Studio Annex

17'2 x 16'2 (max) (5.23m x 4.93m (max))

Dining Room

13'10 x 10'6 (4.22m x 3.20m)

Shower Room

First Floor Landing

Bedroom 1

17'4 x 16'4 (max) (5.28m x 4.98m (max))

Ensuite

Bedroom 2

12'9 x 11' (max) (3.89m x 3.35m (max))

Ensuite

Bedroom 3

11'3 x 10'10 (max) (3.43m x 3.30m (max))

Bedroom 4

10'2 x 9'8 (3.10m x 2.95m)

Bedroom 5

10'10 x 8'8 (3.30m x 2.64m)

Bathroom

South-facing Wraparound Garden

Double Garage & Driveway

17'1 x 15'1 (5.21m x 4.60m)

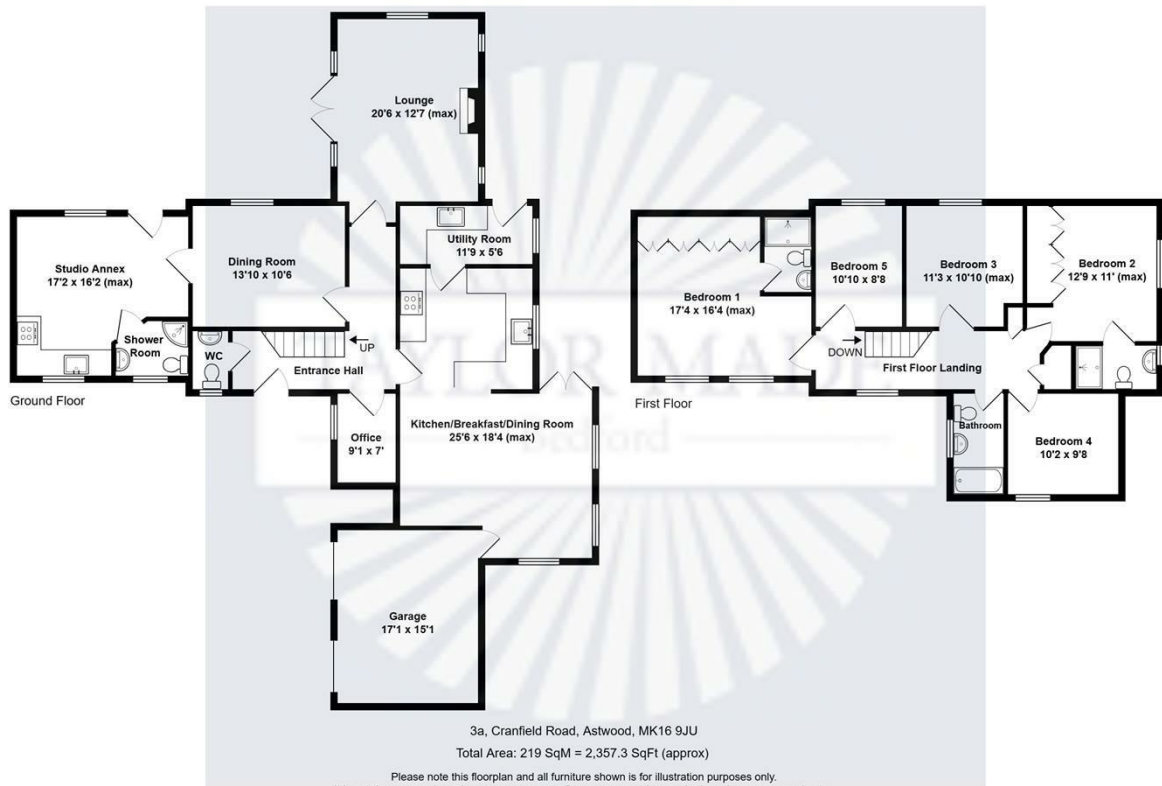
Location - Astwood

Astwood is a sought-after village offering a strong community atmosphere, regular local events and excellent connectivity. The nearby market town of Olney provides a variety of independent shops, cafés and amenities, while Bedford and Milton Keynes offer extensive retail, leisure and transport facilities. Milton Keynes is approximately 20 minutes away by car and provides direct rail services to London Euston, while Bedford offers fast connections to London St Pancras. The property also enjoys convenient access to the A421, A6, A1 and M1, making it ideal for commuters.

The area is well served by respected schooling options, including Ousedale School in Newport Pagnell and the highly regarded Harpur Trust schools in Bedford.

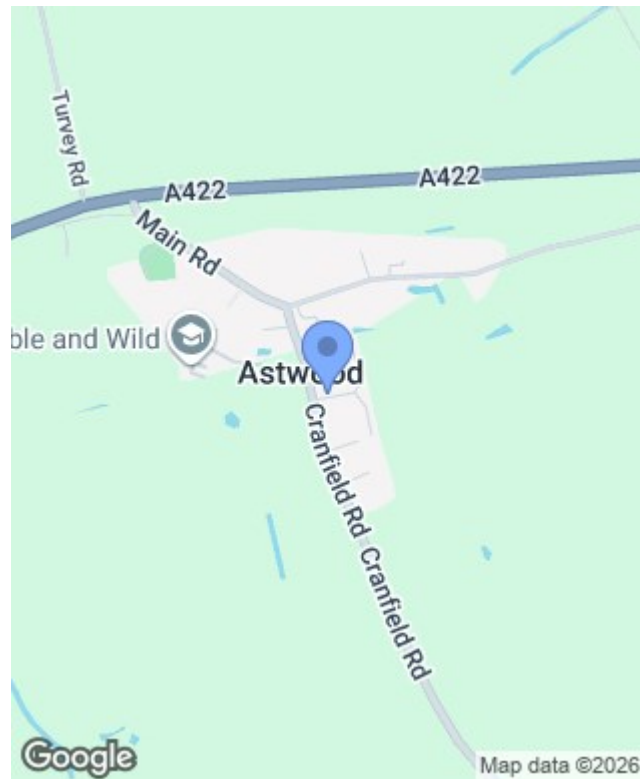






3a, Cranfield Road, Astwood, MK16 9JU
 Total Area: 219 SqM = 2,357.3 SqFt (approx)

Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximates. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s).
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Milton Keynes : G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential Ltd has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2023.

Taylor Made Residential Limited
 Taylor House, Roman Gate, Saxon Way, Great Denham, Bedford, MK40 4FU

01234 302043

bedford@taylormadeproperty.co.uk
 www.taylorlandandpropertygroup.co.uk

Company Registration: 10726223 VAT Number: 268 8165 58