



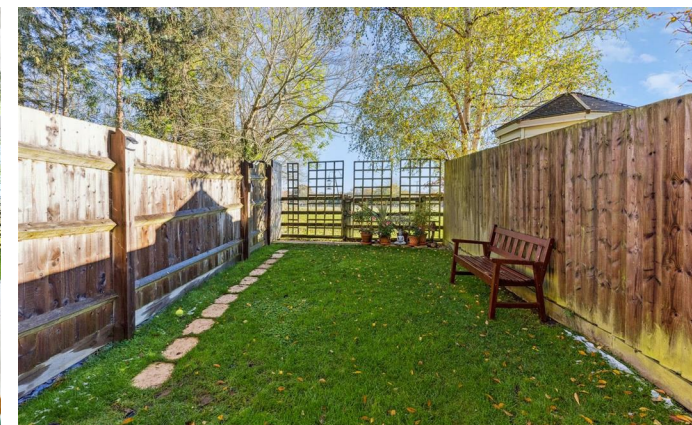
Phoebes Orchard | Stoke Hammond | Milton Keynes | MK17 9LW

Offers In Excess Of
£200,000

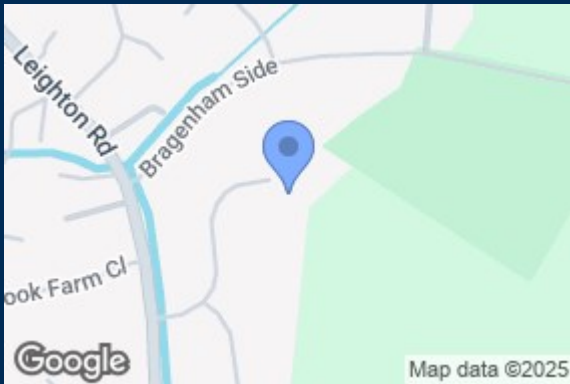
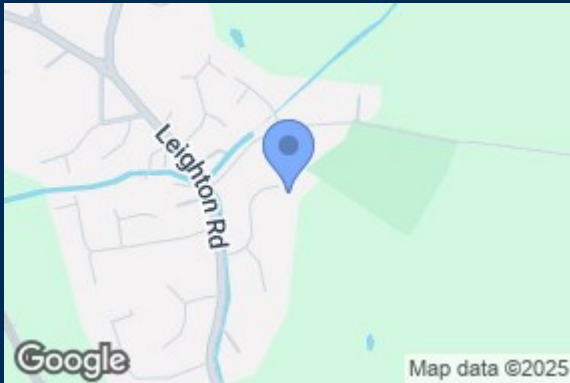
Phoebes Orchard | Stoke Hammond Milton Keynes | MK17 9LW Offers In Excess Of £300,000

An immaculately presented, two double bedroom home, located in the heart of Stoke Hammond. Walking distance from The Dolphin public house and the village post office. The accommodation includes, a spacious living room, modern kitchen diner, conservatory, two double bedrooms and a family bathroom. Enjoying a private garden laid to lawn backing onto open countryside. Benefitting from off road parking for two cars. A short drive from Leighton Buzzard and Milton Keynes for more amenities and transport links direct to London Euston. Sold with a complete upper chain.

- Rarely available home in Stoke Hammond, a perfect first home, second step or downsize.
- Private rear garden with countryside views.
- Short walk to village amenities including post office and pub.
- High specification kitchen diner and modern bathroom.
- Fast commuter trains from Leighton Buzzard to London Euston in 30 minutes.
- Two spacious double bedrooms with modern decor.
- Off-street parking for two cars on a quiet cul-de-sac.
- Surrounded by scenic walking and cycling routes.
- 10-minute drive into Leighton Buzzard and Milton Keynes for shopping and amenities.
- Complete upper chain.







Approximate Gross Internal Area
 Ground Floor = 37.9 sq m / 408 sq ft
 First Floor = 27.7 sq m / 298 sq ft
 Total = 65.6 sq m / 706 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-101) A		89	(91-91) A
(81-91) B			(89-95) B
(69-81) C			(85-85) C
(55-69) D	62		(55-65) D
(39-54) E			(39-54) E
(21-39) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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