



Brookfields | Stoke Hammond | Buckinghamshire | MK17 9FR

Asking Price £690,000

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We are excited to present this beautifully presented modern four bedroom detached family home located on a sought after exclusive cul-de-sac. The downstairs accommodation includes entrance hall, living room, open plan kitchen dining family space, home office, utility room and cloakroom. Upstairs you have four double bedrooms and two high spec bathrooms. Enjoying a private rear garden, driveway, garden room/bar/garden office and storage area. Offered for sale with no upper chain.

- A modern detached family home just eight years old positioned on a sought after small cul-de-sac.
- Impressive sociable open-plan kitchen/dining/family room.
- Four well-proportioned double bedrooms.
- Landscaped and private rear garden with garden room.
- Excellent school catchment, including grammar schools.
- High specification throughout with excellent quality stylish interior.
- Separate living room and dedicated home office.
- Principal bedroom with en-suite shower room.
- Exclusive cul-de-sac development of only 16 homes.
- Strong transport links with access to Leighton Buzzard and Milton Keynes train stations.

## Welcome to Brookfields

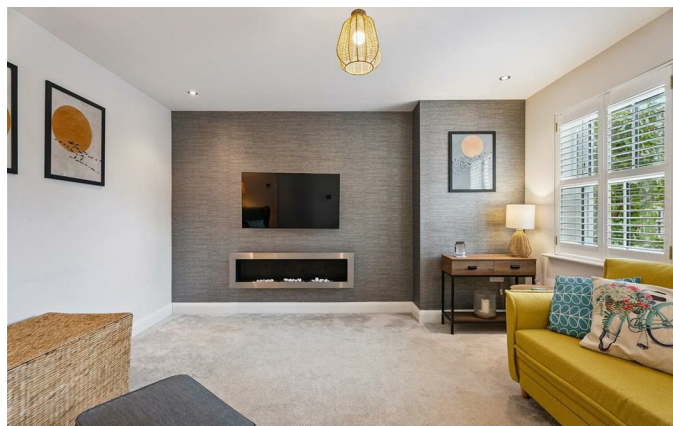
Welcome to Brookfields. The property boasts an attractive and well-maintained frontage, set back behind a small landscaped lawn with established planting and a paved pathway leading to the front door. To the side, a private driveway provides off-road parking and leads to a detached garage, while the overall setting is quiet and residential. There is a side door from the driveway to access the utility room.

## Entrance Hall

A welcoming and stylish entrance hall is finished with contemporary décor and wood-effect flooring. From here, doors lead to the principal ground floor rooms, providing a practical and well-balanced layout. The hall offers access to the formal lounge, a separate study ideal for home working, and a convenient ground floor WC. It also opens through to the impressive open-plan kitchen/dining and family area at the rear of the property, creating a natural flow for everyday living and entertaining. Stairs rise from the hall to the first-floor accommodation, with useful storage tucked beneath.

## Living Room

The room features a stylish media wall with integrated fireplace and wall-mounted television point, creating a striking focal point. Dual windows fitted with plantation shutters allow plenty of natural light while maintaining privacy. Finished with soft carpeting, neutral décor and modern ceiling lighting, this inviting room comfortably accommodates a range of seating arrangements.





#### Study/Office

The room features a charming built-in window seat with storage beneath, creating a cosy reading area while making excellent use of space. A front-facing window allows plenty of natural light, and the room comfortably accommodates a desk and shelving. Finished with contemporary décor and wood-effect flooring, this flexible room suits a variety of modern lifestyle needs.

#### Downstairs Cloakroom

A stylish and well-presented ground floor cloakroom fitted with a modern WC and wash hand basin set within a contemporary vanity unit. Finished with neutral tiling, wood-effect flooring and sleek fittings, this practical space is ideal for guests and everyday family use, conveniently located off the entrance hall.

#### Kitchen/Dining/Family Room

An impressive and contemporary open-plan kitchen, dining and family room forming the heart of the home and perfectly suited to modern family living. The kitchen is fitted with a sleek range of wall and base units complemented by integrated appliances, generous worktop space and recessed ceiling lighting. The dining area provides ample space for a large table, ideal for everyday meals and entertaining, while the adjoining family area offers a relaxed seating space. French doors open directly onto the rear garden, allowing natural light to flood the room and creating a seamless indoor-outdoor flow. Finished with tiled flooring throughout and stylish lighting, this superb space is both practical and sociable.

#### Utility Room

A practical and well-appointed utility room fitted with additional storage units, worktop space and a stainless-steel sink with mixer tap. The room provides space and plumbing for laundry appliances and houses the boiler, keeping the main living areas clutter-free. A rear door offers direct access to the private driveway, making it ideal for everyday convenience. Finished with tiled flooring and neutral décor, this useful space adds to the home's overall functionality.

#### Garden

A beautifully landscaped and low-maintenance rear garden, ideal for both family life and entertaining. The garden is predominantly laid to lawn, providing a generous central play and relaxation space, and is bordered by raised planted beds and established hedging for privacy. Multiple paved seating areas offer excellent options for outdoor dining and lounging throughout the day. To the rear sits a detached brick-built garden room with glazed doors, adding versatility for storage, a home gym or garden room use. Fully enclosed and well proportioned, this attractive garden enjoys a sunny aspect and a high degree of seclusion.

#### Garage/Garden Room

A versatile, partially converted garage offering excellent flexibility. The front section remains a practical garage and storage area, accessed directly from the private driveway, while the rear has been thoughtfully converted to create a gym/garden room. This converted space is accessed via glazed double doors from the garden, providing a bright and welcoming environment ideal for a home gym, office or hobby room. Well presented and adaptable, this space offers excellent potential to suit a variety of lifestyle needs.

#### Landing

A spacious and light-filled first floor landing providing access to all bedrooms and the family bathroom. Finished with soft carpeting and neutral décor, the landing offers a pleasant sense of space and is enhanced by contemporary lighting.

#### Principal Bedroom

A generously proportioned and beautifully presented principal bedroom, offering a calm and relaxing retreat. The room benefits from dual front-facing windows fitted with plantation shutters, allowing excellent natural light while maintaining privacy. Finished with soft carpeting and contemporary décor, the room comfortably accommodates a king-size bed and additional bedroom furniture. Bedroom One is further enhanced by its own en-suite shower room.

#### Ensuite

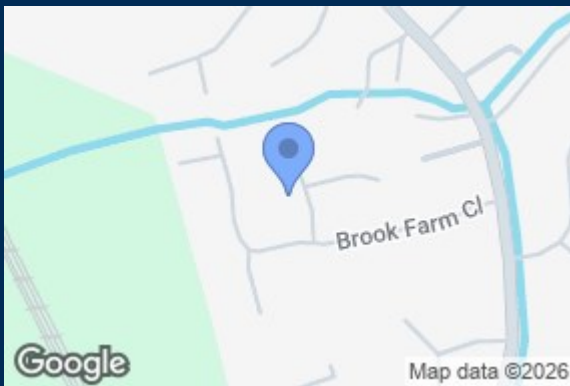
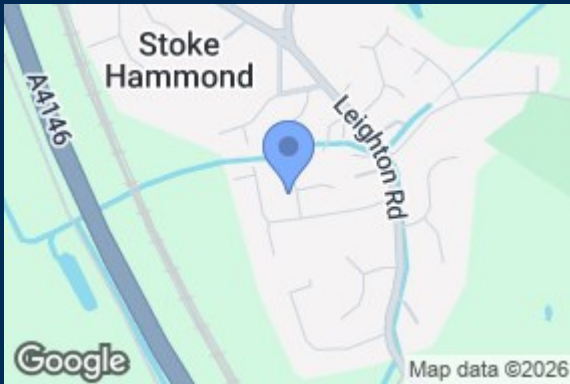
A modern and well-appointed en-suite shower room fitted with a walk-in shower enclosure, contemporary WC and wash hand basin set within a vanity unit. Finished with neutral tiling and sleek fittings, the room benefits from natural light via a window.

#### Bedroom Two

A well-proportioned double bedroom, attractively finished with neutral décor and soft carpeting. The room benefits from a rear-facing window allowing good natural light and comfortably accommodates a double bed along with additional bedroom furniture.

#### Bedroom Three

A well-proportioned bedroom, currently styled as a child's room, featuring soft carpeting and a bright, neutral finish. The room benefits from a rear-facing window providing good natural light and comfortably accommodates a single bed along with storage furniture.



Approximate Gross Internal Area  
 Ground Floor = 72.0 sq m / 775 sq ft  
 First Floor = 69.9 sq m / 752 sq ft  
 Outbuildings = 18.6 sq m / 200 sq ft  
 Total = 160.5 sq m / 1,727 sq ft



**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
 A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	70	 A (02 plus) B (01-09) C (00-09) D (05-08) E (00-04) F (01-03) G (1-20)	70
Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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